

AGENDA

PLANNING COMMISSION REGULAR MEETING



Thursday, April 18, 2013
7:00 p.m.

Shoreline City Hall
Council Chamber
17500 Midvale Ave N.

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00 p.m.
2. ROLL CALL	7:01 p.m.
3. APPROVAL OF AGENDA	7:02 p.m.
4. APPROVAL OF MINUTES	7:03 p.m.
A. March 21 Regular Minutes	

Public Comment and Testimony at Planning Commission

During General Public Comment, the Planning Commission will take public comment on any subject which is not specifically scheduled later on the agenda. During Public Hearings and Study Sessions, public testimony/comment occurs after initial questions by the Commission which follows the presentation of each staff report. In all cases, speakers are asked to come to the podium to have their comments recorded, state their first and last name, and city of residence. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Generally, individuals may speak for three minutes or less, depending on the number of people wishing to speak. When representing the official position of an agency or City-recognized organization, a speaker will be given 5 minutes.

5. GENERAL PUBLIC COMMENT	7:05 p.m.
6. STUDY ITEMS	7:10 p.m.
A. Development Code Amendments	
• Staff Presentation	
• Public Comment	
7. DIRECTOR'S REPORT	8:10 p.m.
8. UNFINISHED BUSINESS	
A. Light Rail Station Area Planning - Draft Study Area Boundaries	8:15 p.m.
B. Discuss purpose of Point Wells Committee	8:45 p.m.
9. REPORTS OF COMMITTEES & COMMISSIONERS/ANNOUNCEMENTS	8:55 p.m.
10. AGENDA FOR May 2	8:59 p.m.
11. ADJOURNMENT	9:00 p.m.

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CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

March 21, 2013
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Chair Moss
Vice Chair Esselman
Commissioner Maul
Commissioner Montero
Commissioner Scully
Commissioner Wagner (arrived at 7:04 p.m.)

Staff Present

Rachael Markle, Director, Planning and Community Development
Steve Szafran, Senior Planner, Planning and Community Development
Jeff Forry, Permit Services Manager
Dan Earnissee, Economic Development Manager
Jessica Simulcik Smith, Planning Commission Clerk

Commissioners Absent

Commissioner Craft

CALL TO ORDER

Chair Moss called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

ROLL CALL

Upon roll call by the Commission Clerk the following Commissioners were present: Chair Moss, Vice Chair Esselman and Commissioners Maul, Montero and Scully. Commissioner Wagner arrived at 7:04 p.m. and Commissioner Craft was absent.

APPROVAL OF AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

The minutes of February 21, 2013 were approved as submitted.

GENERAL PUBLIC COMMENT

No one in the audience indicated a desire to address the Commission during this portion of the meeting.

PUBLIC HEARING: STATE ENVIRONMENTAL POLICY ACT (SEPA) DEVELOPMENT CODE AMENDMENTS

Chair Moss reviewed the rules and procedures for the public hearing and then opened the public hearing.

Staff Presentation

Mr. Forry advised that the purpose of the hearing is to consider amendments to the City’s environmental review procedures contained in Title 20 of the Shoreline Municipal Code (SMC). He explained that an amendment to the development code is a mechanism by which the City may bring its land use and development regulations into conformity with the Comprehensive Plan and/or respond to changing conditions or needs of the City. He reminded the Commission that in order for the City Council to approve an amendment to the SMC, they must find the proposed amendment meets the following criteria:

- It is in accordance with the Comprehensive Plan.
- It will not adversely affect the public health, safety or general welfare,
- It is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

Mr. Forry explained that staff is proposing an amendment to SMC 20.30.560, which would exempt minor new construction projects that are below the exempt thresholds established by the Department of Ecology (DOE) from environmental review. It would also eliminate the requirement for automatic review of proposals in critical areas. He briefly reviewed the reasons for the proposed changes:

- New legislation (SB6406) presented the opportunity for the City to evaluate its existing environmental procedures, which have not been reviewed since the City’s incorporation in 1995. The bill required that the DOE establish new thresholds for minor new construction, and they elected to provide agencies the flexibility to substantially amend their local procedures. The legislation also directed the DOE to modernize its rules that guide state and local agencies in conducting SEPA reviews in light of increased environmental protections in local, state and federal regulations.
- The amendments are necessary to recognize existing planning efforts and protections. Given the extensive investment the City has made and will continue to make in comprehensive planning and development regulations for the community, it is essential that project review start from the fundamental land-use planning choices made in the plans and regulations rather than reevaluating the regulations and plans through environmental review. With the adoption of substantive environmental regulations, SEPA has become redundant for minor new construction. The DOE has determined that, with appropriate local regulations, minor new construction below the thresholds does not pose a probable significant impact. SEPA was enacted in 1971 when the nation’s awareness of environmental problems was just emerging, and many laws and procedures for environmental protection have been implemented since that time. Since the City incorporation in 1995 there has been a concerted effort to adopt and implement environmental protections.

Exhibit 3 provides a summary of the state, federal and local environmental protections that are implemented using the City’s development review procedures. Exhibit 6 provides a historical

summary of actions taken by the City; the most recent being the 2012 Comprehensive Plan and the adoption of the Commercial Design Standards. The focus of the environmental review and analysis for both the Comprehensive Plan and the Commercial Design Standards was system wide at the plan level and forms the basis for on-the-ground project decisions.

- The amendments recognize City Council Goal 1, in which the City Council directs that the City continue to implement efforts to make the permit process predictable, timely, and competitive. Review under the current environmental procedures builds a bureaucratic redundancy that focuses on procedures and policies rather than the proposal and the regulations intended to mitigate impacts.

Mr. Florry recalled that during their February 21st study session, the Commission raised several questions. He provided a staff response for each one as follows:

- *How have appeals affected environmental determinations?* Of the estimated 200 development proposals that have been subject to environmental review, only 15 have been appealed. None of the threshold determinations were reversed and no mitigations were imposed that were above and beyond those mandated by the code. The primary substance of appeal was procedural and not substantive.
- *What is lost by raising thresholds?* The City's land-use plans and regulations direct growth to areas that are likely to support it, and impacts were evaluated during the creation of plans and adopted regulations. The regulations provide mitigations and a procedural framework for staff to evaluate a proposal's affect on elements of the environment. The studies required for traffic, water, sewer and stormwater concurrency, as well as evaluation of cultural and historic resources, provide an appropriate level of evaluation for minor new construction. For these reasons, staff sees no loss of environmental evaluation, but rather a gain in substantive review of proposals in lieu of procedural compliance.
- *How are critical areas protected?* Critical areas are protected primarily through avoidance, minimization, restoration and replacement. The code strictly regulates development in critical areas and buffers. By restricting activities, impacts are avoided. When activities are permitted in critical areas, a proposal must demonstrate, through professional evaluation, how the criteria for avoidance, minimization, restoration and replacement would be satisfied. This technical analysis forms the basis for mitigation and would be performed with or without SEPA.
- *What protections are there for habitat?* During the submittal process, applicants are required to disclose the conditions on site that may trigger evaluation for critical areas, etc. They must also identify the types of plantings and habitat. The project review uses state resources to identify point source protection or protection for endangered or candidate species. The code provides for protection of tree canopy and understory vegetation, limits the amount of hardscape and building lot coverage, maintains open space, requires low-impact development, and protects native plantings. This methodology is used for all projects, including the vast majority that are SEPA exempt.
- *How long are environmental documents valid?* There is no shelf life for environmental documents. They are quite often adopted to supplement project and non-project environmental review as history

goes on. This approach was used for the Comprehensive Plan. While the Commission did not review the plan at the project level, the supporting environmental documents did; and the policies and subsequent regulations provide mitigation at the project level.

Mr. Forry summarized that due to the extensive planning efforts the City has undertaken to meet the requirements of the Growth Management Act and institute environmental protections that are implemented through the permit process, staff recommends that the environmental review thresholds for minor new construction be amended as proposed and that the automatic environmental review requirement for activities in critical areas and their buffers be eliminated.

Questions by the Commission

Chair Moss asked if there are existing City regulations that require developers to address wildlife habitat even for properties that are not located in critical areas. Mr. Forry answered that the Critical Areas Ordinance (CAO) requires wildlife habitat protection both within and outside of critical areas. He explained that the normal process for evaluating proposals includes a review of state records to identify habitats for point source, protected species and candidate species. If wildlife habitat is identified, the area is automatically classified as a critical area, and the regulations found in the CAO would apply. He reminded the Commission that the City recently adopted new regulations related tree protection, vegetation and understory, which would also be applicable.

Chair Moss asked if a thorough environmental analysis was done as part of the SEPA review for the Comprehensive Plan Update or other policy changes. Mr. Forry answered that an exhaustive environmental review was done for both the Comprehensive Plan and the new Commercial Design Standards and included a review of no less than 15 environmental documents that evaluated proposals at the project level (i.e. Transportation Master Plan, Surface Water Master Plan, Shoreline Water District Plans, Ronald Wastewater's Plan). It also included a review of existing documents prepared by the City, such as the Environmental Impact Statement (EIS) that was done for the original Comprehensive Plan adoption and the Supplemental EIS that was done for both the Town Center and North Center Business Districts. Just because the City issued a Declaration of Non-Significance on the Comprehensive Plan adoption does not mean there was any less significance to the evaluation. Based on the existing environmental documents, including some special reports done by consultants, it was determined the impacts associated with adoption of the Comprehensive Plan Update would not be significant. This same exercise will be used to identify and adopt Development Code regulations to implement the Comprehensive Plan policies. He summarized that although environmental analysis is done at the plan level, the mitigations will be done at the project level.

Ms. Simulcik Smith clarified that the proposed amendment to SMC 20.30.560 is found in Exhibit 7, which replaces Exhibit 5 Attachment C that was included in the Staff Report.

Public Testimony

No one in the audience indicated a desire to participate in the public hearing.

Final Questions and Deliberations

COMMISSIONER WAGNER MOVED THAT THE COMMISSION RECOMMEND APPROVAL OF THE PROPOSED SEPA DEVELOPMENT CODE AMENDMENTS AS RECOMMENDED BY STAFF AND OUTLINED IN EXHIBIT 7. COMMISSIONER MAUL SECONDED THE MOTION.

Commissioner Wagner reviewed that the Commission raised numerous questions and concerns regarding the potential impacts of the proposed amendment at their study session, and staff responded to each one. She particularly referred to her question of how many times the SEPA determination has been challenged and what the result of each challenge was. As staff advised, no substantive changes have been required to projects because of additional impacts identified in a SEPA evaluation. Therefore, she supports the proposed amendment, which would reduce the administrative burden placed on both the staff and developer. Commissioner Maul concurred.

Commissioner Scully said he would vote against the motion. He recalled that when the bill was proposed by the legislature, much of the environmental community supported it. Those that opposed it did so with the understanding that is the way the world is moving. He agreed that the City currently has much stronger environmental protections in other sections of the code than SEPA ever provided. However, the amendment would eliminate the public comment and information gathering elements. That means that review of a multi-family development would take place entirely behind closed doors. While citizens would have the ability to submit written comments, there would be no notice and no public hearing. He observed that citizens already feel like they do not have a voice in decisions that impact them. The extensive regional environmental reviews do not look at parcel specific issues. Sometimes citizens know things about a particular parcel (i.e. wetlands, nesting areas, etc.) that staff may not.

Commissioner Wagner agreed that the SEPA review offers a mechanism for gathering information. However, she recalled the Commission's previous discussion that providing a forum for public input can potentially give the community a false impression of their ability to change the outcome of the decision. Mr. Forry said staff anticipates that the proposed amendment will reduce the number of SEPA reviews to approximately seven per year. These projects are mainly within the urban corridor where infrastructure is already in place. The vast majority of projects outside of the urban corridor will be relatively small residential projects on properties that are already developed. Staff does not anticipate large tracts of land being redeveloped where there are a lot of resources to protect. Mr. Szafran emphasized that large projects (i.e. CRISTA Mater Plan, Ridgecrest, etc) will still be subject to SEPA review.

Vote to Recommend Approval or Denial or Modification

Chair Moss read the proposed amendment language found in Exhibit 7.

THE MOTION CARRIED 4-1-1, with Chair Moss abstaining and Commissioner Scully voting in opposition.

Closure of Public Hearing

Chair Moss closed the public hearing.

DIRECTOR'S REPORT

Director Markle announced that the City Council adopted the Commercial Design Standards with some minor amendments. They changed “Arterial Business” to “Mixed Business” and decreased the number of parking spaces required for 3-bedroom apartments from 2 spaces per unit to 1.5 spaces per unit to encourage more housing for families. In addition, the setback ratio for properties in the Mixed Business zone that abut single-family residential zones was changed to make it easier to calculate. The setback in the Transition zone for properties located across the right-of-way from single-family residential zones was reduced to zero, which is consistent with the original setback. They also changed how step backs are calculated.

Director Markle reported that the Growing Transit Community Task Force will have their last meeting next week. Chair Moss clarified that a special meeting is scheduled for next week, but there will also be a meeting for the North Quarter Task Force on April 10th. The Task Force’s recommendation will then be presented to the Steering Committee. She noted that the next two meetings will focus holistically on all three alignments and not just the north corridor. Director Markle announced that representatives from the Puget Sound Regional Council (PSRC) will make a presentation to the Shoreline City Council on May 6th regarding the Corridor Action Strategies, which can be employed in station areas or other transit areas such as the bus rapid transit line. They will prepare the City Council for potentially signing a regional compact, which would commit the City of Shoreline to employing strategies that are appropriate for the City.

Director Markle advised that LMN Architects have been selected as the lead consultant for the 185th Street Station Plan. The City Council is scheduled to review and potentially approve the contract on April 1st. If approved, the project manager would be Mark Hinshaw. He recently wrote an article, in conjunction with Brianna Holden, which was published in the March Planning Magazine. Ms. Holden would also be part of the consulting team. As proposed, LMN Architects would team up with Enviro Issues to conduct the public outreach, KPFF to do infrastructure planning, Fehr and Peers for traffic and transportation analysis, and Berk Associates for environmental work.

Director Markle announced that the 185th Street Station Citizens Committee (SSCC) is sponsoring a forum on April 16th from 7:00 to 9:00 p.m. at the Senior Center. Commissioners are invited to attend. Representatives from the Rainier Valley, Capital Hill and Northgate communities have been invited to share their experiences with light rail. There will be an opportunity for those in attendance to ask questions, as well. She noted that Senior Services has teamed up with the 185th SSCC and Futurewise to do outreach in advance of light rail coming to the City.

Director Markle announced that a joint Planning Commission/City Council meeting is scheduled for May 2nd. Light rail will be the focus of the meeting. The discussion will provide an opportunity for the two bodies to ask questions, identify expectations, meet the consultants, etc.

NEW BUSINESS

Community Renewal Area (CRA) Plan for Aurora Square

Mr. Eernisse said the purpose of this discussion is to present the draft Aurora Square Community Renewal (CRA) Plan. He reviewed that the CRA was established in September. Since that time, staff has been working to prepare a plan, as required by State law, to show how renewal will happen. He advised that the initial draft plan has already been presented to the City Council, and he hopes to provide them with an updated plan for review and approval in May or June. He said the purpose of tonight's discussion is to review the draft plan and obtain feedback from the Commission.

Mr. Eernisse emphasized that while the plan is not intended to be a specific master plan for Aurora Square, it is a master planning effort that allows the City to identify projects in which the City can participate through public/private partnerships. The projects proposed in the plan are intended to make the current businesses function better, add new businesses, and make Aurora Square a better place for the entire community. He explained that the plan is broken up into two documents. The brochure would be an 11" x 17" document, and the inserts would outline the eight public/private partnership (PPP) projects. When the brochure is given to property owners or outside investors, staff would insert information on the individual projects that are applicable.

Chair Moss asked who the primary audience of the brochure would be. Mr. Eernisse said the brochure would be useful to developers, property owners and investors. He said he envisions the process will include some type of developer agreement between the property owner/investor and the City to identify how the City can participate in redevelopment and what it would get in return.

Mr. Eernisse referred to the proposed plan and suggested that the title be changed from "The Master Plan" to "Master Planning." He also expressed his belief that through the multiple phases of implementation, land efficiency can be increased by much more than 100%. He reviewed each of the individual projects contained in the document as follows:

- **Create an Eco-District.** The draft plan does not identify exactly where the eco-district would happen; but there are numerous opportunities at Aurora Square, which was built in the 1960's before there were better stormwater options. The eco-district could also include more cutting-edge technology such as power generation and waste-water management. The goal is to look at the carbon footprint of the entire center and identify how each building could contribute in some way.

Commissioner Scully recalled that the Planning Commission recently learned that "eco-district" has become a term of art to mean a community organization with binding regulations. He asked if that is what staff has in mind in this case. Mr. Eernisse said he has not specifically defined the term "eco-district." However, the intent is to take the obvious economies of scale and try to do things with a regional mindset rather than a building-by-building mindset. It would be fantastic if all ten property owners would agree to participate, but there are other options. For example, a few property owners could lead the way by establishing a facility that is large enough to handle future development and then be repaid at some point in the future. Commissioner Scully suggested the plan use a different term than "eco-district."

- **Transform Westminster Way North.** Westminster Way North is a 100-foot right-of-way located between North 155th and North 160th Streets. It basically functions as a one-way off ramp from Aurora Avenue and has become a dividing highway between the old Denny's property and the rest of Aurora Square. Changing Westminster Way North into a low speed and walkable road, with parking and buildings at the street front, would transform how the entire center functions. For example, the City could deed 35 feet of the right-of-way on the Denny's side to the property owner in exchange for them building the road out in a different way, including improvements to Aurora Avenue at the corner of North 155th Street. The Aurora Avenue improvements were done assuming that Westminster Way North would need to function as a truck route, but improvements to this corner are still necessary.
- **Build a New Center Point.** The goal is to highlight and provide better access to the logical center point of Aurora Square (somewhere in front of Sears) by creating two strong connections between the separate areas of the site. This would allow the site to function as a cohesive whole.
- **Re-Imagine the Sears Property.** Most of the initial master planning effort was focused on the Sears property.
- **Build a New Home.** There has been discussion about incorporating up to 1,000 residential units into Aurora Square to take advantage of the nearby amenities, which is a reasonable goal given the size of the property and its close proximity to Shoreline Community College (SCC). The impact for residential housing would not be limited to Aurora Square. Successfully redeveloping Aurora Square would enhance the desirability of living anywhere along Aurora Avenue North. While they are not looking to duplicate University Village, it is a great example of how a shopping center can affect the surrounding areas and particularly the desirability for housing.
- **Trade Surface Parking for Jobs.** The CRA designation gives the City significant power to encourage job growth. It allows the City to actually provide direct funding for projects that bring more jobs to Shoreline. For example, providing adequate structured parking for the Washington State Department of Transportation (WSDOT) would free up land that could be redeveloped for industry and office uses. A film production industry cluster with a sound stage in this location would be one option. The SCC already has a film production program and both the WSDOT and SCC properties are owned by the State. In addition, Washington State already allocates over \$3 million each year to support an incentive program for the film industry, and Governor Insley has indicated support for the program. The City does not have a lot of land for traditional light and heavy industrial uses, and locating a few sound stages on this site would bring in significant revenue and provide jobs. The goal is to bring in development that will help the entire region's economy.
- **Incorporate the College.** The goal of this project is to engage the SCC's 10,000 students. For example, programs can be provided at Aurora Square to draw at least some of the student body. Not only would this bring students to the retail areas, but it would provide SCC a presence on Aurora Avenue North where all the car traffic is. The SCC has numerous performing arts programs, and incorporating performance and/or classroom space at Aurora Square would bring additional life to the center.

- **Add Nightlife to the Mix.** Annual residential surveys reveal a strong desire for more entertainment and dining options in the City, and an entertainment district at Aurora Square could be very successful.

Mr. Eernisse emphasized that the eight projects are not meant to be exhaustive but are intended to spur thought and make it clear that the City's goal is to help property owners redevelop and improve the center. He said he does not know the exact approach the City will use to accomplish the projects, but it will likely include several different options.

Vice Chair Esselman asked if Sears has indicated a desire to vacate their site. Mr. Eernisse answered that Sears has not given any indication that they plan to vacate the site. On a national level, Sears appears to be grouping their stores that are not mall-based in a separate category, but he does not know what their exact plans are. He said the CRA activity prepares the City to respond if Sears submits a redevelopment proposal or sells the property to a developer at some point in the future.

Vice Chair Esselman requested more information about proposed plans for connections throughout the site. Mr. Eernisse emphasized there are several different options for creating the connections. The intent of the master planning process is to identify the things the site needs and what the City is willing to invest in. The City's goal is to act as a catalyst, particularly in the area of infrastructure. He reviewed an updated map of the current proposal and provided pictures to illustrate potential options for redevelopment. He particularly noted the following:

- WSDOT has proposed a new building and parking area. The plan identifies a parking structure that would free up significant land for other uses. The parking garage could be filled from the top down to accommodate weekday parking needs, and from the bottom up to accommodate weekend parking needs.
- A vehicle ramp would be provided near Marshalls.
- The plan proposes an adaptive reuse of the Sears Building, using the existing shell and developing student housing on the upper stories.
- The Sears underground parking area could continue as a parking use or it could be used as auto bays for the SCC automotive program.
- Restaurants and retail uses would be located on top of the underground parking.
- Development on Westminster Way North could be five stories, located right up to the sidewalk. Retail space could be located on the ground floor, with office uses on the upper floors. Reconfiguring Westminster Way North would provide better connection throughout the site.
- One or two sound stages could be developed in the space behind the WSDOT building. A black box theater could be located on the site. While the theater would likely be run by the SCC, it could also be used as a second location for smaller professional theater companies. There is significant overhead associated with producing a show, and theater companies may be interested in having an alternative location that serves a different market but is still close by.
- The central entrance to Aurora Square could include a roundabout, a fountain and an outdoor covered stage. Because Westminster Way North would be reconfigured to serve the property better, this area could be closed to vehicular traffic for an afternoon to accommodate a festival and/or concert.

Once again, Mr. Eernisse emphasized that the proposal is not intended to be a master plan; it is a master planning effort. With the exception of the Sears site, the plan would not displace any retailers and there would be alternative space for retailers to relocate. There would even be space in another location for Sears to locate on a smaller scale. He said one of the key elements of the plan is to provide smaller blocks throughout the site to make it easier for people to get around.

Vice Chair Esselman asked if the land necessary to connect Westminster Way North through the site to North 160th Street is currently right-of-way or private property. Mr. Eernisse answered that this land is privately owned. He emphasized that areas along this roadway could become the spine of all the required infrastructure upgrades such as stormwater (rain gardens), water, sewer and fiber optics.

Mr. Eernisse said one common response he has received regarding the plan is that it is not aspirational enough. For example, there is still a lot of surface parking. He explained that he considers the current proposal Phase 1. If Phase 1 gets built out in the next 15 years, other properties would start to change, as well. He stressed the importance of doing incremental, small changes that serve the greater good.

Commissioner Wagner agreed that the plan still shows too much surface parking. She pointed out that there is currently no safe access from the Interurban Trail to the Central Market without having to ride through a parking lot. She suggested that more emphasis should be placed on pedestrian and bicycle access throughout the site. For example, perhaps parking should be eliminated from the area between the proposed outdoor theater and the storefronts. She also said she does not like the idea of providing parking spaces around the “coffee mecca.” She suggested staff consider options for providing a complete connection at some point in the future. In addition, she suggested that infrastructure and new structures should be built to a standard that supports additional multi-family residential uses on upper stories if/when the use becomes economically viable at some point in the future.

Mr. Eernisse said he provided direction to the architect that the plan should protect the existing surface parking in front of the Central Market at this point. He said he does not see this need changing in the near future. Commissioner Wagner said she is okay with surface parking, but there must also be protected bicycle and pedestrian access. Mr. Eernisse agreed. He pointed out that it is difficult to accommodate good crosswalks within a roundabout intersection. However, because there is sufficient right-of-way, a bicycle/pedestrian access might be possible. While a roundabout is an option worth investigating, they may end up with something more traditional in the end.

Mr. Eernisse said he invited graduate and undergraduate students from an architecture studio to review the proposed plan. Although eliminating Westminster Way North was an option they were asked to consider, they all felt the roadway was critical to providing connectivity. All of the students agreed that a connecting road through the site was also important.

Commissioner Maul expressed concern that the plan does not place enough emphasis on the connection between Westminster Way North and North 160th Street, which is critical to the plan’s success. He suggested that this connection should be enhanced.

Commissioner Montero asked regarding SCC’s response to the plan’s proposed expansion of their campus and the additional facilities. Mr. Eernisse answered that some representatives from SCC have

expressed concern that their campus is cloistered up in the woods. They believe a presence on Aurora Avenue North would be positive. Although they do not need significantly more classroom space, there are specialized vocational training programs that require unique facilities. For example, they cannot do used car mechanic training on campus because of agreements with new car dealers who built their existing facilities, but the programs can take place off site. They are also excited about the idea of providing student housing at Aurora Square.

Commissioner Montero pointed out that the proposed new sound stages would be located on the south end of the WSDOT building, which will be partially used by SCC. He suggested that providing space for SCC at the northwest corner would give them an opportunity for signage and provide a stronger connection towards the campus. Mr. Eernisse agreed that either location would work great. He suggested that student housing would be terrific in the northwest corner, but WSDOT has not indicated support for student housing as part of their new development. He expressed concern that while this type of use would result in more property tax revenue, it would not create jobs and long-term sales tax revenue. He expressed his opinion that any proposal for a land trade with WSDOT should be more robust. He noted there are plenty of places in Shoreline that will accommodate residential development above commercial ground floor uses. But they won't be developed unless there are commercial centers where people can shop, work and enjoy life.

Commissioner Wagner asked what the Commission's role in the master planning process would be going forward. Mr. Eernisse invited the Planning Commissioner to provide feedback to staff and the City Council, but he said they would not be required to conduct a public hearing and forward a recommendation to the City Council. He explained that the plan is intended to provide direction and would only become solidified as property owners/developers come forward with redevelopment proposals. The Planning Commission may play a greater role in future processes.

Commissioner Wagner suggested it would be appropriate to solicit more community input and develop more formalized framework goals. The next step could be to prioritize the goals and identify the elements of the plan that are not negotiable. Mr. Eernisse noted that this process would involve a more prescriptive zoning change or overlay for the property. Commissioner Wagner recommended that if the plan is going to be nebulous, there must be some guidelines to help staff implement the concepts.

Chair Moss asked staff to share some of the concerns and issues that came up at the public meetings. Mr. Eernisse said that, generally, people are ecstatic about any positive change for the center. Neighbors surrounding the center have also indicated a desire for improved pedestrian and bicycle amenities.

Mr. Eernisse thanked the Commissioners for their input and invited them to contact him with additional comments and ideas.

Discuss Annual Report to Council

Chair Moss referred to the draft report prepared by staff for the Commission's discussion. She noted that, once finalized, she would forward the report to the City Council on behalf of the Commission. She invited the Commissioners to share their thoughts.

Commissioner Wagner suggested that, in addition to highlighting the Commission's hard work, the report should acknowledge the extraordinary effort put forth by staff to help the Commission accomplish the tasks before them. She suggested the Commission should also review their list of "parking lot" issues and highlight specific tasks they would like to move forward in 2013.

The Commission agreed to review the report further at their next meeting, with a goal of finalizing the document at their regular meeting of April 18th. They also agreed to review and update their "parking lot" list and perhaps expand upon the items they would like to move forward. Ms. Simulcik Smith agreed to forward text from the 2012 Report, which expounds on the four items on the Commission's "parking lot" list. The Commission could then discuss whether or not they should be included in the 2013 Report.

Commissioner Scully recalled that comments related to minimum densities for residential development were presented more as questions than actual items that needed to be studied. The remainder of the Commission concurred. Chair Moss noted that this question and other questions could be included in the report to solicit the City Council's thoughts. She cautioned that when presenting a potential work plan to the City Council, the Commission should consider the amount of available staff time to bring the items forward.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

Chair Moss clarified that, as per the Commission Bylaws, the correct name for the Light Rail Station Area Planning and Point Wells groups is "committee" rather than "subcommittee." She recalled the Commission's previous discussion about whether or not public comments would be solicited at the committee meetings. The Commission agreed that while the committee meetings would be open to the public, the meetings should not be considered public hearings. The committee meetings are intended to allow for open discussion amongst the committee members, and public comments on whatever decision item is created by the committee should take place at a regular Commission meeting for which notice would be given.

Light Rail Station Area Planning Committee Report

Commissioner Scully reported that, although the Light Rail Station Area Planning Committee meeting was advertised as an open public meeting, there was no public participation. The committee's intent is to have a fairly full report with a map of the potential study area at the April 18th meeting. They will have one more committee meeting before that time, at which the public will be invited to attend. At the last meeting, the committee established some very broad criteria and decided to introduce two proposed study areas for the 185th Street Station. A broader study area would consider the impact on traffic and another would study the potential for zoning changes related to the light rail station. He emphasized that

the intent was to be over inclusive where possible. The committee's goal is to focus on the study area but not include or exclude any parcel based upon the study area boundaries.

Commissioner Montero requested more information about the map the committee would present to the Commission on April 18th. Commissioner Scully explained that the larger boundary identifies the area where the committee believes there might be impacts on traffic associated with the light rail station. The tighter boundary encompasses a half-mile radius around the station but also takes into account geographic boundaries.

Director Markle advised that the City Council's expectation is to have study area maps for both the 145th and 185th Street Stations drawn and available for approval by July. This will be a topic of discussion at the joint City Council/Planning Commission meeting on May 2nd. That means the committee will need to identify study area boundaries for the potential 145th Street Station, as well.

Commissioner Montero asked if the City of Seattle would do a similar study, given that the 145th Street Station would be located at the border of Seattle and Shoreline. Ms. Markle said the City of Seattle does not currently have plans for a study. Chair Moss reported that, at a recent meeting of the Growing Transit Community Task Force, a citizen from Shoreline expressed his thoughts and concerns about potential impacts to Shoreline. She said there appears to be some misperceptions about what is happening with station area planning and what the City's role will be. She directed the gentleman to the appropriate website for additional information and informed him that there will be opportunities for public comment when the Light Rail Station Area Report is presented to the full Commission. She suggested that the next edition of *CURRENTS* should include a public notice of when the Light Rail Station Area Planning Committee will report to the Commission as a whole. The notice should specifically invite members of the public to comment. Commissioner Scully commented that the committee meetings are informal, and members of the public in attendance would most likely be allowed to participate. However, the comments would not become part of the public record.

AGENDA FOR NEXT MEETING

Chair Moss reviewed that a public hearing on the Regional Green Building Development Code Amendments is scheduled for April 4th. Mr. Szafran noted that election of 2013 Planning Commission Officers is scheduled on the April 4th agenda. Chair Moss said the Commission would also continue their discussion of the Planning Commission Report to the City Council.

Director Markle announced that Commissioners have been invited to attend a volunteer appreciation event on April 11th starting at 5:30 p.m. They should receive formal invitations soon.

Chair Moss reviewed that the Commission's April 18th meeting agenda will be full. She noted that new officers will be in place at that meeting, and a new photograph of the Commissioners will be taken. She encouraged the Commissioners to notify the staff of anticipated absences as soon as possible.

The Commission discussed that a joint City Council/Planning Commission meeting is scheduled for May 2nd at 7:00 p.m. in the City Council Chambers. Ms. Simulcik Smith advised that the room would be reconfigured to accommodate a roundtable discussion.

ADJOURNMENT

The meeting was adjourned at 8:58 p.m.

Donna Moss
Chair, Planning Commission

Kate Skone
Clerk, Planning Commission

**TIME STAMP
March 21, 2013**

CALL TO ORDER: 0:20

ROLL CALL: 0:29

APPROVAL OF AGENDA: 0:44

APPROVAL OF MINUTES: 0:52

GENERAL PUBLIC COMMENT: 1:04

**PUBLIC HEARING: STATE ENVIRONMENTAL POLICY ACT (SEPA) DEVELOPMENT
CODE AMENDMENTS: 1:40**

Staff Presentation: 3:30

Questions by the Commission: 11:33

Public Testimony: 17:38

Final Questions and Deliberations: 17:50

Vote to Recommend Approval or Denial or Modification: 26:32

Closure of Public Hearing: 27:08

DIRECTOR'S REPORT: 27:20

NEW BUSINESS:

Community Renewal Plan for Aurora Square: 35:02

Discuss Annual Report to Council: 1:35:40

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS: 1:43:55

Light Rail Station Area Planning Committee Report: 1:45:55

AGENDA FOR NEXT MEETING: 1:54:29

ADJOURNMENT:

DRAFT

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PLANNING COMMISSION AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Development Code Amendments #301858

DEPARTMENT: Planning & Community Development

PRESENTED BY: Steven Szafran, AICP, Senior Planner

Public Hearing

Study Session

Recommendation Only

Discussion

Update

Other

Introduction

The purpose of this study session is to:

- Briefly review the proposed Development Code Amendments
- Respond to questions regarding the proposed amendments
- Gather public comment
- Deliberate and, if necessary, ask further questions of staff
- Develop a recommended set of Development Code Amendments for the public hearing

Amendments to the Development Code are processed as legislative decisions. Legislative decisions are non-project decisions made by the City Council under its authority to establish policies and regulations. The Planning Commission is the review authority for legislative decisions and is responsible for holding an open record Public Hearing on the official docket of proposed Development Code Amendments and making a recommendation to the City Council on each amendment.

Background

Amendments to the Development Code are used to bring the City's land use and development regulations into conformity with the Comprehensive Plan, State of Washington rules and regulations, or to respond to changing conditions or needs of the City.

Any member of the public at any time may request a development code amendment without fee. This group of development code amendments has two citizen initiated amendments and 19 City-initiated amendments. The list of development code amendments is organized by Chapters of the Development Code below (see **Attachment 1** for amendments in legislative form):

Chapter 20.20 – Definitions

20.20.048 – "T" definitions.

Approved By:

Project Manager 

Planning Director



Chapter 20.30 – Procedures and Administration

20.30.085 - Early community input meeting.

20.30.090 - Neighborhood meeting.

20.30.180 - Public notice of public hearing.

20.30.280 – Nonconformance.

20.30.353 – Master development plan.

20.30.410 - Preliminary subdivision review procedures and criteria.

20.30.730 - General provisions.

20.30.770 - Enforcement provisions.

Chapter 20.40 – Zoning and Use Provisions

20.40.120 – Residential uses.

20.40.130 – Nonresidential uses.

20.40.240 – Animals.

20.40.340 – Duplex.

Chapter 20.50 – General Development Standards

Table 20.50.020 – Standards – Dimensional requirements.

20.50.050 – Building height – Standards.

20.50.310 – Exemptions from permit.

20.50.390 - Required parking tables.

20.50.400 - Reductions to minimum parking requirements.

20.50.410 - Parking design standards.

20.50.500 - Internal landscaping for parking areas.

Chapter 20.60 – Adequacy of Public Facilities

20.60.040 - Adequate water supply.

Discussion and Analysis

Chapter 20.20 – Definitions

20.20.048 - “Tree, Significant”. The amendment proposes to strike the words “healthy, windfirm and nonhazardous” from the definition. Even though a tree may be unhealthy or hazardous, any significant tree, under the current code, must be accounted for in terms of removal, replacement and retention.

Chapter 20.30 – Procedures and Administration

20.30.085 Master Development Plan - requires an early community input meeting. It makes more sense to include this requirement in the general noticing section than divorced in another part of the code. Also, this section of the code does not specify what the notification radius is for the early community input meeting. It was the City’s intent to require a 1,000 foot notification radius for all notices for a master development plan permit.

20.30.090 Master Development Plan - adds the proper notification radius for neighborhood meetings. Currently, the code requires a 500-foot notification radius for all neighborhood meetings. However, it was the City’s intent to establish a 1,000 foot notification radius for these permits.

20.30.180 Master Development Plan - adds the proper notification radius for public notice of public hearing. Again, these permits should have a greater notification radius and be consistent with the early community input meeting, neighborhood meeting and notice of public hearing.

20.30.280 Nonconformance - has two amendments. The first amendment adds the reference to Chapter 13.12 when repair or reconstruction of a nonconforming structure is necessary. This amendment is necessary because new floodplain regulations have been adopted by the City and newly repaired or reconstructed structures must comply with the new regulations. The second amendment adds new language for when the City creates a nonconforming situation. For example, an advertizing sign or building may not meet setbacks if the City takes right-of-way for street improvements such as road widening or sidewalk construction. If this is the case, the sign or structure will be considered lawful as a nonconforming use or structure.

20.30.353 Master Development Plan - has two proposed amendments. The first amendment allows a new use on a Campus zoned property through an approved master development plan. This amendment is required since the adoption of the 2012 Comprehensive Plan. The second amendment adds noticing requirements for the early community input meeting. This amendment is related to 20.30.085 above. The two code sections will be consistent with each other.

20.30.410 Subdivisions - is the preliminary subdivision review procedures and criteria. The proposed amendments make it clear that city staff, not City Council, require dedication of land for public use through development applications or building permits.

20.30.730 Code Enforcement - This proposed amendment requires the responsible party to pay all penalties and costs before an enforcement case may be closed.

20.30.770 Code Enforcement - is the enforcement provisions. The proposed amendment requires the responsible party to pay all penalties before the City can close an enforcement case. The proposed amendment also allows reduction of accrued penalties if voluntary compliance is achieved and the City is reimbursed its reasonable staff and professional costs.

Chapter 20.40 – Zoning and Use Provisions

20.40.120 Residential Use Table - This development code amendment is based on an administrative order (see **Attachment 2**) to allow community residential facilities (facilities for counseling, rehabilitation, and medical supervision excluding drug and alcohol detoxification) as a conditional use in the R8 and R12 zones. The code allows boarding homes and apartments as a conditional use in the R8-R12 zones so this amendment will treat the CRFII facility as a like use.

20.40.130 Nonresidential Use Table. This proposed amendment is one of two privately initiated development code amendments (see **Attachment 3**). The owners of the Animal Surgical Clinic of Seattle would like to expand their building and parking onto a parcel zoned R24. Currently, a veterinarian clinic is not allowed as a use in the R18 through R48 zone. However, there are like uses of varying intensities that are allowed through a conditional use permit in the R-18 through R-48 such as medical offices, nursing and personal care facilities, hospitals, and professional offices. Staff does not have any objections to add veterinarian clinics as a conditional use in the multi-family zones.

20.40.240 Animal Code - This amendment is a staff initiated rewrite of the entire animal section. The old animal code is out of date, vague and does not address most of the questions and concerns of the residents of Shoreline. The rewrite now has a purpose section, allows for chickens, restricts roosters, supports urban agriculture, and allows for small livestock such as goats and llamas.

20.40.340 Duplex Index Criteria. Last year, the definition for multifamily was amended to state that more than two duplexes are considered multifamily development. This proposed amendment is being revised to match that adopted language.

Chapter 20.50 – General Development Standards

Table 20.50.020 Residential Density and Dimension Table - The proposed amendment will delete exception #6 which states maximum building coverage shall be 35% and the maximum hardscape shall be 50% for single family detached in the R12 zone. This exception was originally put in place a number of years ago as a reaction to a single family subdivision in an R12 zone. At the time, neighbors believed that single family homes on R12 sized lots were out of character with the neighborhood and single family homes shouldn't be built on smaller lots. Staff believes that this exception is out of date

and overly restrictive in terms of dictating what sort of housing type may be located on a parcel.

20.50.050 Residential Building Height - The proposed amendment will allow renewable energy and environmental building features to be built above maximum building heights. A similar amendment was recently passed for environmental features over the maximum building height in the commercial zones.

20.50.310 Golf Courses – (see **Attachment 4**). Seattle Golf and Country Club submitted this amendment in February 2012 and seeks to amend the code by allowing golf courses to be completely exempt from the tree conservation, land clearing and site grading standards in the code. Typically, a site that has many trees, such as CRISTA Ministries, has tree regulations imposed by the master development plan permit. In the case of the Seattle Golf Club, a golf course by nature needs to be free of trees in order to play the game. Also, trees create shading on the course which restricts grass from growing making it difficult to maintain the playing surface. Staff does not support a total exemption from the tree section of the development code. However, staff does support alternative language presented in **Attachment 5**.

20.50.390 Parking Tables - The proposed amendment is located in the exception section of the tables. The proposed amendment will add a requirement “D” that states any amount of surface parking lot that is over the minimum required number of stalls shall be paved with permeable pavement. This amendment will provide an environmental benefit if a developer proposes to “over park” a new development.

20.50.400 Minimum Parking Requirements. The proposed addition would allow an applicant to use permeable pavement on at least 20% of the area of the parking as a criteria for the Director to reduce overall parking up to 25%. This amendment will provide greater environmental protection as a way to reduce overall parking spaces.

20.50.410 Parking Design Standards - the proposed amendment will add a requirement for any parking space abutting a wall shall provide an additional 18 inches above the minimum space width to provide space to exit the vehicle.

20.50.500 Internal Landscaping for Parking. Staff has proposed adding two items under letter “E”. The first is allowing gaps in curbs to allow for stormwater runoff. The second item is natural drainage landscapes (such as rain gardens, bio-filtration swales and bioretention planters) when designed in compliance with the stormwater design manual.

20.60.040 Adequate Water Supply - The proposed amendment will strike the requirement that the applicant can demonstrate that the existing water supply system available to serve the site complies with any limitation or condition imposed by the City approved comprehensive plan of the water purveyor. The wording in this section allows a District’s water plan to preempt City code.

Next Steps

Staff will gather all comments from the study session and make necessary changes. The completed code amendments will be presented at the public hearing.

The Public Hearing is tentatively scheduled on May 16, 2013

Attachments

Attachment 1 – Proposed Development Code Amendments - Legislative Form.

Attachment 2 – Administrative Order

Attachment 3 – Animal Surgical Clinic of Seattle - Application

Attachment 4 – Seattle Golf and Country Club - Application

Attachment 5 – Alternative Language for SMC 20.50.310

20.20.048 T definitions.

Tree, Significant Any ~~healthy, windfirm, and nonhazardous~~ tree eight inches or greater in diameter in breast height if it is a conifer and 12 inches or greater in diameter at breast height if ~~deciduous~~ if it is a non-conifer.

20.30.085 Early community input meeting.

Applicants are encouraged to develop a community and stakeholders consensus-based master development plan. Community input is required to include soliciting input from stakeholders, community members and any other interested parties with bubble diagrams, diagrammatic site plans, or conceptual site plans. The meeting notice shall be provided at a minimum to property owners located within 1000 feet of the proposal, the Neighborhood Chair as identified by the Shoreline Office of Neighborhoods (Note: if a proposed development is within 1000 feet of adjacent neighborhoods, those chairs shall also be notified), and to the City of Shoreline Planning and Development Services Department. Tape recording, video recording, or a court reporter transcription of this meeting or meetings is required at the time of application. The applicant shall provide an explanation of the comments of these entities to the City regarding the incorporation (or not) of these comments into the design and development of the proposal.

20.30.090 Neighborhood meeting.

Prior to application submittal for a Type B or C action, the applicant shall conduct a neighborhood meeting to discuss the proposal.

A. The purpose of the neighborhood meeting is to:

1. Ensure that potential applicants pursue early and effective citizen participation in conjunction with their proposal, giving the project proponent the opportunity to understand and try to mitigate any real and perceived impact their proposal may have on the neighborhood;
2. Ensure that the citizens and property owners of the City have an adequate opportunity to learn about the proposal that may affect them and to work with project proponents to resolve concerns at an early stage of the application process.

B. The neighborhood meeting shall meet the following requirements:

1. Notice of the neighborhood meeting shall be provided by the applicant and shall include the date, time and location of the neighborhood meeting and a description of the project, zoning of the property, site and vicinity maps and the land use applications that would be required.
2. The notice shall be provided at a minimum to property owners located within 500 feet (1000 feet for Master Development Plan Permits) of the proposal, the Neighborhood Chair as identified by the Shoreline Office of Neighborhoods (Note: if a proposed development is within 500 feet of adjacent neighborhoods, those chairs shall also be notified), and to the City of Shoreline Planning and Development Services Department.
3. The notice shall be postmarked 10 to 14 days prior to the neighborhood meeting.
4. The neighborhood meeting shall be held within the City limits of Shoreline.
5. The neighborhood meeting shall be held anytime between the hours of 5:30 and 9:30 p.m. on weekdays or anytime between the hours of 9:00 a.m. and 9:00 p.m. on weekends.
6. The neighborhood meeting agenda shall cover the following items:
 - a. Introduction of neighborhood meeting organizer (i.e., developer, property owner, etc.);

- b. Description of proposed project;
- c. Listing of permits that are anticipated for the project;
- d. Description of how comments made at the neighborhood meeting are used;
- e. Provide meeting attendees with the City's contact information;
- f. Provide a sign-up sheet for attendees.

20.30.180 Public notice of public hearing.

Notice of the time and place of an open record hearing shall be made available to the public by the Department no less than 15 days prior to the hearing, through use of these methods:

- **Mail.** Mailing to owners of real property located within 500 feet (1000 feet for Master Development Plan Permit) of the subject property;

- **Newspaper.** The Department shall publish a notice of the open record public hearing in the newspaper of general circulation for the general area in which the proposal is located;

- **Post Site.** Posting the property (for site-specific proposals).

Information regarding Master Development Plan public hearings will be posted on the City's website and cable access channel. (Ord. 591* § 1 (Exh. A), 2010; Ord. 581 § 1 (Exh. 1), 2010; Ord. 317 § 1, 2003; Ord. 238 Ch. III § 5(b), 2000).

20.30.280 Nonconformance.

A. Any use, structure, lot or other site improvement (e.g., landscaping or signage), which was legally established prior to the effective date of a land use regulation that rendered it nonconforming, shall be considered nonconforming if:

1. The use is now prohibited or cannot meet use limitations applicable to the zone in which it is located; or
2. The use or structure does not comply with the development standards or other requirements of this Code;
3. A change in the required permit review process shall not create a nonconformance.

B. **Abatement of Illegal Use, Structure or Development.** Any use, structure, lot or other site improvement not established in compliance with use, lot size, building, and development standards in effect at the time of establishment shall be deemed illegal and shall be discontinued or terminated and subject to removal.

C. **Continuation and Maintenance of Nonconformance.** A nonconformance may be continued or physically maintained as provided by this Code.

1. Any nonconformance that is brought into conformance for any period of time shall forfeit status as a nonconformance.
2. **Discontinuation of Nonconforming Use.** A nonconforming use shall not be resumed when abandonment or discontinuance extends for 12 consecutive months.
3. **Repair or Reconstruction of Nonconforming Structure.** Any structure nonconforming as to height or setback standards may be repaired or reconstructed; provided, that:
 - a. The extent of the previously existing nonconformance is not increased; and
 - b. The building permit application for repair or reconstruction is submitted within 12 months of the occurrence of damage or destruction.
 - c. The provisions of Chapter 13.12 Floodplain Management are met when applicable.

4. **Modifications to Nonconforming Structures.** Modifications to a nonconforming structure may be permitted; provided, the modification does not increase the area, height or degree of an existing nonconformity.

D. **Expansion of Nonconforming Use.** A nonconforming use may be expanded subject to approval of a conditional use permit unless the Indexed Supplemental Criteria (SMC 20.40.200) requires a special use permit for expansion of the use under the Code. A nonconformance with the development standards shall not be created or increased and the total expansion shall not exceed 10 percent of the use area.

E. **Nonconforming Lots.** Any permitted use may be established on an undersized lot, which cannot satisfy the lot size or width requirements of this Code; provided, that:

1. All other applicable standards of the Code are met; or a variance has been granted;
2. The lot was legally created and satisfied the lot size and width requirements applicable at the time of creation;
3. The lot cannot be combined with contiguous undeveloped lots to create a lot of required size;
4. No unsafe condition is created by permitting development on the nonconforming lot; and
5. The lot was not created as a "special tract" to protect critical area, provide open space, or as a public or private access tract. (Ord. 515 § 1, 2008; Ord. 352 § 1, 2004; Ord. 238 Ch. III § 6, 2000).

F. Nonconformance created by government action.

1. Where a lot, tract, or parcel is occupied by a lawful use or structure, and where the acquisition of right-of-way, by eminent domain, dedication or purchase, by the City or a county, state, or federal agency creates noncompliance of the use or structure regarding any requirement of this code, such use or structure shall be deemed lawful and subject to regulation as a nonconforming use or structure under this section.

2. Existing signs that are nonconforming may be relocated on the same parcel if displaced by government action provided setback standards are met to the extent feasible. If an existing conforming or nonconforming sign would have setbacks reduced below applicable standards as a result of government action, the sign may be relocated on the same parcel to reduce the setback

nonconformity to the extent feasible. To be consistent with 20.50.590(A) the signs shall not be altered in size, shape, or height.

3. A nonconforming lot created under this subsection shall qualify as a building site pursuant to RCW 58.17.210 provided the lot cannot be combined with a contiguous lot(s) to create a conforming parcel.

20.30.353 Master Development Plan.

A. Purpose. The purpose of the master development plan is to define the development of property zoned campus or essential public facilities in order to serve its users, promote compatibility with neighboring areas and benefit the community with flexibility and innovation. With the exception of those uses and standards contained in this section, all other aspects of development, redevelopment or expansion will be regulated as prescribed in this title and other applicable codes for all uses that are permitted outright or through conditional or special use processes in the underlying zones.

B. Decision Criteria. A master development plan shall be granted by the City only if the applicant demonstrates that:

1. The project is designated as either campus or essential public facility in the Comprehensive Plan and Development Code and is consistent with goals and polices of the Comprehensive Plan.
2. The master development plan includes a general phasing timeline of development and associated mitigation.
3. The master development plan meets or exceeds the current regulations for critical areas if critical areas are present.
4. The proposed development uses innovative, aesthetic, energy efficient and environmentally sustainable architecture and site design (including low impact development stormwater systems and substantial tree retention) to mitigate impacts to the surrounding neighborhoods.
5. There is either sufficient capacity and infrastructure (e.g., roads, sidewalks, bike lanes) in the transportation system (motorized and nonmotorized) to safely support the development proposed in all future phases or there will be adequate capacity and infrastructure by the time each phase of development is completed. If capacity or infrastructure must be increased to support the proposed master development plan, then the applicant must identify a plan for funding their proportionate share of the improvements.
6. There is either sufficient capacity within public services such as water, sewer and stormwater to adequately serve the development proposal in all future phases, or there will be adequate capacity available by the time each phase of development is completed. If capacity must be increased to support the proposed master development plan, then the applicant must identify a plan for funding their proportionate share of the improvements.

7. The master development plan proposal contains architectural design (including but not limited to building setbacks, insets, facade breaks, roofline variations) and site design standards, landscaping, provisions for open space and/or recreation areas, retention of significant trees, parking/traffic management and multimodal transportation standards that minimize conflicts and create transitions between the proposal site and adjacent neighborhoods and between institutional uses and residential uses.

8. The applicant shall demonstrate that proposed industrial, commercial or laboratory uses will be safe for the surrounding neighborhood and for other uses on the campus.

C. Amendments. Minor amendments to an approved master development plan may be approved by the Director if the amendment meets the development standards and criteria applicable to the zoning and requirements set forth in this section. Minor amendments include any revision or modification of the previously approved master development plan that would result in any one or more of the following:

1. An increase in the square footage of any proposed building or structure by 10 percent or less; or
2. A change of 15 percent or less in the number of new parking spaces, parking spaces created by re-striping existing parking areas and/or a combination of both except for an increase in parking spaces for bicycles or electric vehicles; or
3. A change in the original phasing timeline for mitigation of the master development plan; or
4. Changes to building placement when located outside of the required setbacks and any required setbacks for critical areas; or
5. A cumulative increase in impervious surface of 10 percent or less or a cumulative decrease in tree cover of 10 percent or less; or
6. Other specific changes as noted in the master development plan.

Major amendments are changes that exceed the thresholds for a minor amendment or were not analyzed as part of an approved master development plan. Major amendments to an approved master development plan shall be processed as a new master development plan.

D. Development Standards.

1. Density is limited to a maximum of 48 units per acre;
2. Height is limited to a maximum of 65 feet;
3. Buildings must be set back at least 20 feet from property lines at 35 feet building height abutting all R-4 and R-6 zones. Above 35 feet buildings shall be set back at a ratio of two to one;
4. New building bulk shall be massed to have the least impact on neighboring single-family neighborhood(s) and development on campus;
5. At a minimum, landscaping along interior lot lines shall conform with the standards set forth in SMC 20.50.490;
6. Construction of buildings and parking areas shall preserve existing significant trees to the maximum extent possible. Landscaping of parking areas shall at a minimum conform with the standards set forth in SMC 20.50.500;
7. Development permits for parking shall include a lighting plan for review and approval by the Planning Director. The lighting shall be hooded and directed such that it does not negatively impact adjacent residential areas;
8. The location, material, and design of any walkway within the campus shall be subject to the review and approval of the Planning Director; and
9. Where adjacent to existing single-family residences, campus roadways and parking areas shall be landscaped as much as possible in the space available to provide a visual screen. The amount and type of plant materials shall be subject to the review and approval of the Planning Director.

These standards may be modified to mitigate significant off-site impacts of implementing the master development plan in a manner equal to or greater than the code standards.

E. New Uses or New Development Standards. In order to allow a new use or new uses on a campus zoned site, a new use or uses may be approved as part of a Master Development Plan Permit. New uses established through a Master Development Permit will be added to permitted uses in SMC 20.40.150 Campus uses ~~an amendment to the Comprehensive Plan and Development Code is required.~~

F. Early Community Input. Applicants are encouraged to develop a community and stakeholders consensus-based master development plan. Community input is required to include soliciting input from stakeholders, community members and any other interested parties with bubble diagrams, diagrammatic site plans, or conceptual

site plans. The meeting notice shall be provided at a minimum to property owners located within 1000 feet of the proposal, the Neighborhood Chair as identified by the Shoreline Office of Neighborhoods (Note: if a proposed development is within 1000 feet of adjacent neighborhoods, those chairs shall also be notified), and to the City of Shoreline Planning and Development Services Department. Tape recording, video recording, or a court reporter transcription of this meeting or meetings is required at the time of application. The applicant shall provide an explanation of the comments of these entities to the City regarding the incorporation (or not) of these comments into the design and development of the proposal.

G. Master Plan Vesting Expiration. A master development plan's determination of consistency under RCW 36.70B.040 shall vest for 10 years after issuance or after a major amendment, unless extended vesting for phased development is approved in the master development plan permit. After 10 years, the Planning Commission may review the master development plan permit for consistency with current City's vision, goals, strategies (such as the Economic Development Strategy, Housing Strategy, Environmental Sustainability Strategy) Comprehensive Plan and other sections of the Development Code. If changes are recommended, staff shall initiate a major amendment under this section to achieve consistency unless the revision is approved by the owner. (Ord. 631 § 1 (Exh. 1), 2012; Ord. 581 § 1 (Exh. 1), 2010; Ord. 507 § 4, 2008).

20.30.410 Preliminary subdivision review procedures and criteria.

C. Dedications and Improvements.

1. The City Council may require dedication of land in the proposed subdivision for public use.
2. Only the City Council may approve a dedication of park land. ~~The council may request a review and written recommendation from the Planning Commission~~³. In addition, the City Council may require dedication of land and improvements in the proposed subdivision for public use under the standards of Chapter 20.60 SMC, Adequacy of Public Facilities, and Chapter 20.70 SMC, Engineering and Utilities Development Standards, necessary to mitigate project impacts to utilities, rights-of-way, and stormwater systems.

20.30.730 General provisions.

A. For the purposes of this subchapter, any person who causes or maintains a Code Violation and the owner, lessor, tenant or other person entitled to control, use, or occupancy of property where a Code Violation occurs shall be identified as the responsible party and shall be subject to enforcement action as provided in this subchapter.

However, if a property owner affirmatively demonstrates that the action which resulted in the violation was taken without the owner's knowledge or consent by someone other than the owner or someone acting on the owner's behalf, that owner shall be responsible only for bringing the property into compliance to the extent reasonably feasible under the circumstances, as determined by the Director. Should the responsible party not correct the violation, after service of the notice and order, civil penalties and abatement costs may be assessed.

B. It shall be the responsibility of any person identified as a responsible party to bring the property into a safe and reasonable condition to achieve compliance. Payment of fines, applications for permits, acknowledgment of stop work orders and compliance with other remedies does not substitute for performing the corrective work required and having the property brought into compliance to the extent reasonably possible under the circumstances. The date set for compliance in the notice and order takes precedence over any date established for the expiration of any required permit(s) and will be subordinate only to written extension of the notice and order.

C. The responsible parties have a duty to notify the Director of any actions taken to achieve compliance. A violation shall be considered ongoing until the responsible party has come into compliance and has notified the Director of this compliance, and an official inspection has verified compliance and all assessed penalties and costs have been paid to the City.

D. The procedures set forth in this subchapter are not exclusive. These procedures shall not in any manner limit or restrict the City from remedying or abating Code Violations in any other manner authorized by law. (Ord. 515 § 1, 2008; Ord. 406 § 1, 2006; Ord. 391 § 4, 2005; Ord. 238 Ch. III § 10(b), 2000).

20.30.770 Enforcement provisions.

A. **Infraction.** Whenever the Director has determined that a Code Violation has occurred, the Director may issue a Class 1 civil infraction, or other class of infraction specified in the particular ordinance violated, to any responsible party, according to the provisions set forth in Chapter 7.80 RCW.

B. **Misdemeanor.** Any person who willfully or knowingly causes, aids or abets a Code Violation by any act of commission or omission is guilty of a misdemeanor. Upon conviction, the person shall be punished by a fine not to exceed \$1,000 and/or imprisonment in the county jail for a term not to exceed 90 days. Each week (seven days) such violation continues shall be considered a separate misdemeanor offense. A misdemeanor complaint or notice of infraction may be filed as an alternative, or in addition to, any other judicial or administrative remedy provided in this subchapter or by law or other regulation.

C. **Suspension, Revocation or Limitation of Permit.**

1. The Director may suspend, revoke or limit any permit issued whenever:

- a. The permit holder has committed a Code Violation in the course of performing activities subject to that permit;
- b. The permit holder has interfered with the Director in the performance of his or her duties relating to that permit;
- c. The permit was issued in error or on the basis of materially incorrect information supplied to the City; or
- d. Permit fees or costs were paid to the City by check and returned from a financial institution marked nonsufficient funds (NSF) or cancelled.

2. Such suspension, revocation or modification shall be carried out through the notice and order provisions of this subchapter and shall be effective upon the compliance date established by the notice and order. Such revocation, suspension or cancellation may be appealed to the Hearing Examiner using the appeal provisions of this subchapter. Notwithstanding any other provision of this subchapter, the Director may immediately suspend operations under any permit by issuing a stop work order.

D. **Civil Penalties.**

1. A civil penalty for violation of the terms and conditions of a notice and order shall be imposed in the amount of \$500.00. The total initial penalties assessed

for notice and orders and stop work orders pursuant to this section shall apply for the first 14-day period following the violation of the order, if no appeal is filed. The penalties for the next 14-day period shall be 150 percent of the initial penalties, and the penalties for the next 14-day period and each such period or portion thereafter shall be double the amount of the initial penalties.

2. Any responsible party who has committed a violation of the provisions of Chapter 20.80 SMC, Critical Areas, or Chapter 20.50 SMC, General Development Standards (tree conservation, land clearing and site grading standards), will not only be required to restore unlawfully removed trees or damaged critical areas, insofar as that is possible and beneficial, as determined by the Director, but will also be required to pay civil penalties in addition to penalties under subsection (D)(1) of this section, for the redress of ecological, recreation, and economic values lost or damaged due to the violation. Civil penalties will be assessed according to the following factors:

- a. An amount determined to be equivalent to the economic benefit that the responsible party derives from the violation measured as the total of:
 - i. The resulting increase in market value of the property; and
 - ii. The value received by the responsible party; and
 - iii. The savings of construction costs realized by the responsible party as a result of performing any act in violation of the chapter; and
- b. A penalty of \$2,000 if the violation has severe ecological impacts, including temporary or permanent loss of resource values or functions.

3. An additional penalty of \$2,000 if the violation was deliberate, the result of knowingly false information submitted by the property owner, agent, or contractor, or the result of reckless disregard on the part of the property owner, agent, or their contractor. The property owner shall assume the burden of proof for demonstrating that the violation was not deliberate.

4. A repeat violation means a violation of the same regulation in any location within the City by the same responsible party, for which voluntary compliance previously has been sought or any enforcement action taken, within the immediate preceding 24-consecutive-month period, and will incur double the civil penalties set forth above.

5. Under RCW 59.18.085, if, after 60 days from the date that the City first advanced relocation assistance funds to displaced tenants, the landlord does

not repay the amount of relocation assistance advanced by the City, the City shall assess civil penalties in the amount of \$50.00 per day for each tenant to whom the City has advanced a relocation assistance payment.

6. The responsible parties have a duty to notify the Director of any actions taken to achieve compliance with the notice and order. For purposes of assessing civil penalties, a violation shall be considered ongoing until the responsible party has come into compliance with the notice and order and has notified the Director of this compliance, and an official inspection has verified compliance and all assessed penalties and costs have been paid to the City.

7. a. Civil penalties will be waived by the Director or will be reimbursed to the payer by the Director, with the concurrence of the Administrative Services Director, under the following documented circumstances:

- i. The notice and order was issued in error; or
- ii. The civil penalties were assessed in error; or
- iii. Notice failed to reach the property owner due to unusual circumstances;

b. Civil penalties accrued under 20.30.770. D.1 will be reduced by the Director to 20 percent of accrued penalties if voluntary compliance is achieved and the City is reimbursed its reasonable staff and professional costs attorney's fees incurred in enforcing the notice and order.

E. Abatement.

1. All public nuisances are subject to abatement under this subchapter.
2. **Imminent Nuisance and Summary Abatement.** If a condition, substance, act or nuisance exists which causes a condition the continued existence of which constitutes an immediate and emergent threat to the public health, safety or welfare or to the environment, the City may summarily and without prior notice abate the condition. Notice of such abatement, including the reason for the abatement, shall be given to the person responsible for the property and the violation as soon as reasonably possible after the abatement. The Director shall make the determination of a condition, substance, act or other occurrence constituting an imminent nuisance requiring summary abatement. Costs, both direct and indirect, of the abatement may be assessed as provided in this chapter.

3. In the case of such unfit dwellings, buildings, structures, and premises or portions thereof, the Director, as an alternative to any other remedy provided in this subchapter, may abate such conditions by demolition, repair, removal, or securing the site and have abatement costs collected as taxes by the King County Treasury pursuant to SMC 20.30.775. If an occupied rental dwelling or its premises are declared unfit and required to be vacated by a notice and order, and the landlord fails to pay relocation assistance as set forth in RCW 59.18.085, the City shall advance relocation assistance funds to eligible tenants in accordance with RCW 59.18.085.

F. Additional Enforcement Provisions. The enforcement provisions of this section are not exclusive, and may be used in addition to other enforcement provisions authorized by the Shoreline Municipal Code or by state law, including filing for injunctive relief or filing of a civil action. (Ord. 631 § 1 (Exh. 1), 2012; Ord. 581 § 1 (Exh. 1), 2010; Ord. 466 § 2, 2007; Ord. 406 § 1, 2006; Ord. 391 § 4, 2005; Ord. 251 § 2(D), 2000; Ord. 238 Ch. III § 10(c), 2000. Formerly 20.30.740).

Table 20.40.120 Residential uses.

NAICS #	SPECIFIC LAND USE	R4- R6	R8- R12	R18- R48	TC-4	NB	CB	MB	TC-1, 2 & 3
RESIDENTIAL GENERAL									
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Apartment		C	P	P	P	P	P	P
	Duplex	P-i	P-i	P-i	P-i	P-i			
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i	P-i				
	Mobile Home Park	P-i	P-i	P-i	P-i				
	Single-Family Attached	P-i	P	P	P	P			
	Single-Family Detached	P	P	P	P				
GROUP RESIDENCES									
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i	P-i	P-i
	Community Residential Facility-I (Less than 11 residents and staff)	C	C	P	P	P	P	P	P
	Community Residential Facility-II		C	P-i	P-i	P-i	P-i	P-i	P-i
721310	Dormitory		C-i	P-i	P-i	P-i	P-i	P-i	P-i
TEMPORARY LODGING									
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
72111	Hotel/Motel						P	P	P
	Recreational Vehicle	P-i	P-i	P-i	P-i	P-i	P-i	P-i	
	Tent City	P-i	P-i	P-i	P-i	P-i	P-i	P-i	
MISCELLANEOUS									
	Animals, Small, Keeping and Raising	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
P = Permitted Use S = Special Use C = Conditional Use -i = Indexed Supplemental Criteria									

Table 20.40.130 Nonresidential uses.

NAICS #	SPECIFIC LAND USE	R4- R6	R8- R12	R18- R48	TC-4	NB	CB	MB	TC-1, 2 & 3
	RETAIL/SERVICE								
532	Automotive Rental and Leasing						P	P	P only in TC- 1
81111	Automotive Repair and Service					P	P	P	P only in TC- 1
451	Book and Video Stores/Rental (excludes Adult Use Facilities)			C	C	P	P	P	P
513	Broadcasting and Telecommunications							P	P
812220	Cemetery, Columbarium	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
	Houses of Worship	C	C	P	P	P	P	P	P
	Collective Gardens					P-i	P-i	P-i	
	Construction Retail, Freight, Cargo Service							P	
	Daycare I Facilities	P-i	P-i	P	P	P	P	P	P
	Daycare II Facilities		C	P	P	P	P	P	P
722	Eating and Drinking Establishments (Excluding Gambling Uses)	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
812210	Funeral Home/Crematory	C-i	C-i	C-i	C-i		P-i	P-i	P-i
447	Fuel and Service Stations					P	P	P	P
	General Retail Trade/Services					P	P	P	P
811310	Heavy Equipment and Truck Repair							P	
481	Helistop			S	S	S	S	C	C
485	Individual Transportation and Taxi						C	P	P only in TC- 1

812910	Kennel or Cattery							C-i	P-i	P-i
	Library Adaptive Reuse	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
31	Light Manufacturing								S	P
441	Motor Vehicle and Boat Sales								P	P only in TC- 1
	Professional Office			C	C	P	P	P	P	P
5417	Research, Development and Testing								P	P
484	Trucking and Courier Service							P-i	P-i	P-i
541940	Veterinary Clinics and Hospitals					C-i	P-i	P-i	P-i	P-i
	Warehousing and Wholesale Trade								P	
	Wireless Telecommunication Facility	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
	P = Permitted Use S = Special Use C = Conditional Use -i = Indexed Supplemental Criteria									

20.40.240 Animals – Keeping of

1. Purpose. Establish regulations for the keeping of animals that will minimize nuisances and disturbances caused by animals, minimize the impact of livestock on the environment and prevent cruelty to animals.

2. Permitted accessory use. The keeping of pets, and the raising, keeping and breeding of small animals, bees and livestock are allowed as an accessory use to residential uses in any zone, subject to the regulations of this section and SMC Title 6, Animals. Keeping of animals related to commercial uses is not subject to this section and is covered in SMC Title 6.

3. Small animals. The maximum numbers of small animals are as follows, small animals on the premises less than 2 months in age are excluded from the density limitations:

a. Small animals which are kept exclusively in a dwelling as household pets including those kept in aquariums, terrariums, cages or similar containers shall not be limited in number, except as may be provided in SMC Title 6, and SMC 20.30.740.

b. Regardless of the total numbers of animals allowed in this section, the total number of unaltered adult cats and dogs per household shall not exceed three, provided, that all unaltered animals kept outdoors must be kept on a leash or in a confined area. See Title 6 for exceptions.

c. The total maximum of a combination of small animals allowed outside, including dogs and cats, shall be limited to three per household on lots of less than 20,000 square feet. One additional small animal is allowed with each additional 5,000 square feet of site area over 20,000 square feet, up to a maximum of 20. See Title 6 for exceptions and licensing information.

d. Chickens (hens), rabbits and similarly sized animals: Any combination of six (6) chickens (excluding roosters), rabbits and similarly sized animals may be kept on any lot in addition to the small animals permitted in the preceding subsections. On lots of at least one-half acre, such animals may be kept at the rate of twelve (12) for each one-half acre.

e. Birds (other than domestic fowl) shall be kept in an aviary or loft that meets the following standards:

1. The aviary or loft shall provide one-half cubic foot for each parakeet, canary or similarly sized birds, one cubic foot for each pigeon, small parrot or similarly sized bird, and two cubic feet for each large parrot, macaw or similarly sized bird.

2. Aviaries or lofts shall not exceed 2,000 square feet in footprint.
3. The aviary is set back at least 10 feet from any property line, and 20 feet from any neighboring dwelling unit.
4. Beekeeping is limited as follows:
 - a. Beehives are limited to four hives on sites less than 20,000 square feet;
 - b. Hives must be at least 25 feet from any property line; if the lot width or depth does not allow for 25' per side then the hive may be placed in the center of the widest point of the lot on a lot, so long as it is at least 50 feet wide.
 - c. Must register with the Washington State Department of Agriculture;
 - d. Must be maintained to avoid overpopulation and swarming.

5. Livestock (Farm Animals):

The maximum number of livestock shall be as follows:

- a. Large livestock such as horses, cattle and similar sized livestock animals: One-half acre minimum for each animal of area available for the animal's occupancy; with a two-acre minimum lot size.
 - b. Small livestock such as sheep, goats: Subject to the provisions of (3) above. Male goats must be de-horned and neutered.
 - c. Livestock under six months of age are excluded from the density limitations.
6. Categorization of animals. In the event that animals are proposed that do not clearly fall within the size categories established by this code, the Director shall determine an appropriate category based on that which is most similar to the animal in question and its impact on neighboring properties and the environment.
7. Prohibited Animals. In addition to the exotic animals prohibited in SMC Title 6, the keeping of swine over 120 lbs and 20 inches tall, roosters, peacocks and peahens, mink, nutria and foxes shall be prohibited.
8. Exemptions. The following animals are exempt from the provisions of this chapter:
- a. Service Animals as defined by SMC Title 6.

b. Temporary uses of animals such as goats for the purpose of vegetation management.

9. Maintenance and operational standards. All animal keeping shall comply with all of the following maintenance and operational standards.

- a. Odor and vector control. All animal enclosures, including but not limited to pens, coops, cages and feed areas shall be maintained free from litter, garbage and the accumulation of manure, so as to discourage the proliferation of flies, other disease vectors and offensive odors. They shall provide adequate ventilation and protection from the elements, pests and predators. There must be adequate space within the enclosures so that each animal has room to fully extend themselves and turn around.
- b. Enclosures. Enclosures for large livestock must be set back at least 20 feet from any property line.
- c. Animal Waste. Manure shall not be allowed to accumulate within setback areas. Each site shall be maintained in a neat and sanitary manner.
- d. Containment. All animals shall be effectively contained on the site, and shall not be allowed to run free on any parcel in a separate ownership or in a public right-of-way.
- e. Waterway protection. All animal keeping shall adhere to the Best Management Practices as required by the City's adopted Stormwater Manual.

~~A. The raising, keeping, breeding or fee boarding of small animals are subject to SMC Title 6, Animal Control Regulations.~~

~~B. Small animals which are kept exclusively indoors as household pets shall not be limited in number, except as may be provided in SMC Title 6. Other small animals, excluding cats kept indoors as household pets, shall be limited to five, of which not more than four may be unaltered cats and dogs. Cats kept indoors shall not be limited in number.~~

~~C. Other small animals, including adult cats and dogs, shall be limited to three per household on lots of less than 20,000 square feet, five per household on lots of 20,000 to 35,000 square feet, with an additional two per acre of site area over 35,000 square feet up to a maximum of 20, unless more are allowed as an accessory use pursuant to subsection (F) of this section; provided, that all unaltered~~

animals kept outdoors must be kept on a leash or in a confined area, except as authorized for a kennel or cattery.

D.— Excluding kennels and catteries, the total number of unaltered adult cats and/or dogs per household shall not exceed three.

E.— Animals considered to be household pets shall be treated as other small animals, when they are kept for commercial breeding, boarding or training.

F.— Small animals and household pets kept as an accessory use outside the dwelling shall be raised, kept or bred only as an accessory use on the premises of the owner, or in a kennel or cattery approved through the conditional use permit process, subject to the following limitations:

1.— Birds shall be kept in an aviary or loft that meets the following standards:

a.— The aviary or loft shall provide one half cubic foot for each parakeet, canary or similarly sized birds, one cubic foot for each pigeon, small parrot or similarly sized bird, and two cubic feet for each large parrot, macaw or similarly sized bird.

b.— Aviaries or lofts shall not exceed 2,000 square feet in footprint.

c.— The aviary is set back at least 10 feet from any property line, and 20 feet from any dwelling unit.

2.— Small animals other than birds shall be kept according to the following standards:

a.— All animals shall be confined within a building, pen, aviary or similar structure.

b.— Any covered structure used to house or contain such animals shall maintain a distance of not less than 10 feet to any property line.

c.— Rabbits are limited to a maximum of one animal per one square foot of structure used to house such animals, up to a maximum of 2,000 square feet.

d.— Hamsters, nutria and chinchilla are limited to a maximum of one animal per square foot of structure used to house such animals, up to a maximum of 2,000 square feet.

e.— Beekeeping is limited as follows:

i.— Beehives are limited to four hives on sites less than 20,000 square feet;

ii.— Hives must be at least 25 feet from any property line;

iii.— Must register with the Washington State Department of Agriculture;

~~iv. Must be maintained to avoid overpopulation and swarming.~~

~~f. Prohibited Animals. The keeping of mink, foxes, and/or hogs shall be prohibited. (Ord. 406 § 1, 2006; Ord. 238 Ch. IV § 3(B), 2000).~~

20.40.340 Duplex.

Duplex may be permitted in R-4 and R-6 zones subject to compliance with dimensional and density standards for applicable R-4 or R-6 zone and subject to single-family residential design standards.

~~Two or~~ More than two duplexes on a single parcel are subject to multifamily and single-family attached residential design standards. (Ord. 299 § 1, 2002; Ord. 238 Ch. IV § 3(B), 2000).

20.50.020 Standards – Dimensional requirements.**A. Table 20.50.020(1) – Densities and Dimensions in Residential Zones**

Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.

Residential Zones								
STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac (7)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac	Based on bldg. bulk limits
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac	Based on bldg. bulk limits
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	N/A
Min. Lot Area (2)	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	N/A
Min. Front Yard Setback (2) (3)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft	5 ft min. and 15 ft total sum of two	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height (9)	30 ft (35 ft with pitched	30 ft (35 ft with pitched	35 ft	35 ft	35 ft (40 ft with pitched	35 ft (40 ft with pitched	35 ft (40 ft with pitched	35 ft

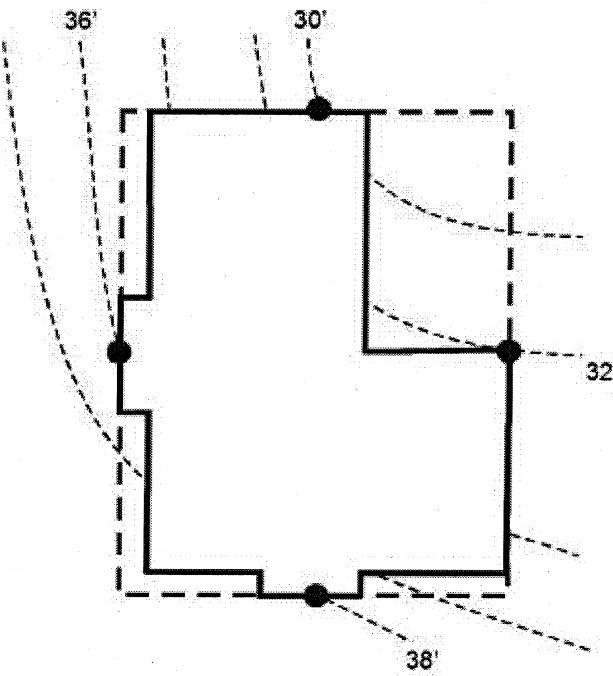
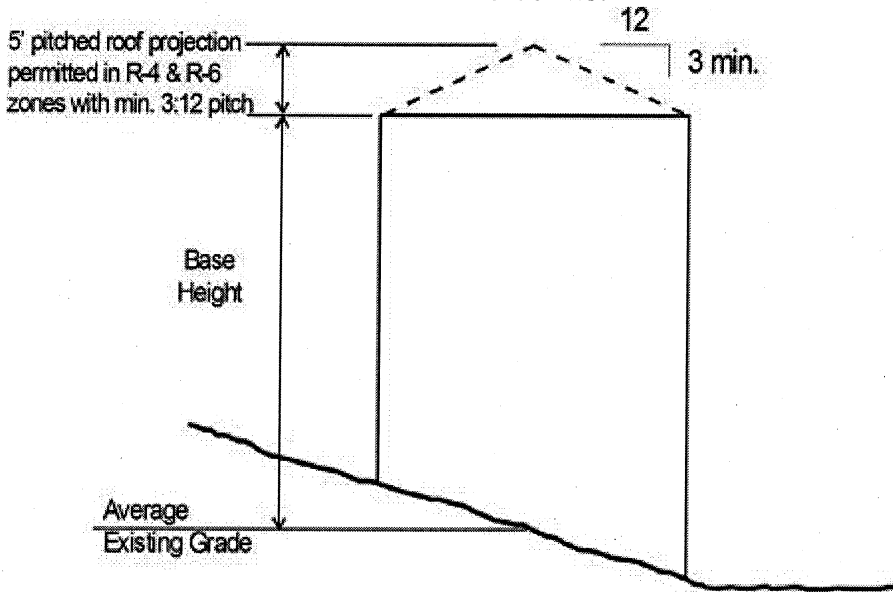
	roof)	roof)			roof)	roof)	roof) (8)	
Max. Building Coverage (2) (6)	35%	35%	45%	55%	60%	70%	70%	N/A
Max. Hardscape (2) (6)	45%	50%	65%	75%	85%	85%	90%	90%

Exceptions to Table 20.50.020(1):

- (1) Repealed by Ord. 462.
- (2) These standards may be modified to allow zero lot line developments. Setback variations apply to internal lot lines only. Overall site must comply with setbacks, building coverage and hardscape limitations; limitations for individual lots may be modified.
- (3) For single family detached development exceptions to front yard setback requirements, please see SMC 20.50.070.
- (4) For single family detached development exceptions to rear and side yard setbacks, please see SMC 20.50.080.
- (5) For developments consisting of three or more dwellings located on a single parcel, the building setback shall be 15 feet along any property line abutting R-4 or R-6 zones. Please see SMC 20.50.130.
- ~~(6) The maximum building coverage shall be 35 percent and the maximum hardscape area shall be 50 percent for single family detached development located in the R-12 zone.~~
- ~~(6) (7)~~ The base density for single-family detached dwellings on a single lot that is less than 14,400 square feet shall be calculated using a whole number, without rounding up.
- ~~(7) (8)~~ For development on R-48 lots abutting R-12, R-24, R-48, O, NB, CB, MB, TC, NCB, NCBD, MUZ, I, and CZ zoned lots the maximum height allowed is 50 feet and may be increased to a maximum of 60 feet with the approval of a conditional use permit.
- ~~(8) (9)~~ Base height for high schools in all zoning districts except R-4 is 50 feet. Base height may be exceeded by gymnasiums to 55 feet and by theater fly spaces to 72 feet.

20.50.050 Building height – Standards.

The base height for all structures shall be measured from the average existing grade to the highest point of the roof. The average existing grade shall be determined by first delineating the smallest rectangle which can enclose the building and then averaging the elevations taken at the midpoint of each side of the rectangle; provided, that the measured elevations do not include berms.



$$\text{Average Existing Grade} = \frac{30' + 32' + 36' + 38'}{4} = 34'$$

Figure 20.50.050(A): Building height measurement.

Exception 20.50.050(1): The ridge of a pitched roof on the principal house in R-4 and R-6 zones may extend up to 35 feet; provided, that all parts of the roof above 30 feet must be pitched at a rate of not less than three to 12.

Exception 20.50.050(2): The ridge of a pitched roof on the building in the R-18 through R-48 zones may extend up to 40 feet; provided, that all parts of the roof above 35 feet must be pitched at a rate of not less than four to 12. (For further exceptions to height limits in the R-48 zone, see Exceptions 20.50.020(8) and (9).)

Exception 20.50.050(3): The following structures may be erected above the height limits in residential zones:

- Roof structures housing or screening elevators, stairways, tanks, ventilating fans, or similar equipment required for building operation and maintenance;
- Fire or parapet walls, skylights, flagpoles, chimneys, renewable energy systems such as solar collectors and small scale wind generators, and utility line towers and poles; and
- Steeples, crosses, and spires when integrated as an architectural element of a building. (Ord. 352 § 1, 2004; Ord. 238 Ch. V § 1(B-4), 2000).

20.50.310 Exemptions from permit.

A. **Complete Exemptions.** The following activities are exempt from the provisions of this subchapter and do not require a permit:

1. Emergency situation on private property involving danger to life or property or substantial fire hazards.

a. **Statement of Purpose.** Retention of significant trees and vegetation is necessary in order to utilize natural systems to control surface water runoff, reduce erosion and associated water quality impacts, reduce the risk of floods and landslides, maintain fish and wildlife habitat and preserve the City's natural, wooded character. Nevertheless, when certain trees become unstable or damaged, they may constitute a hazard requiring cutting in whole or part. Therefore, it is the purpose of this section to provide a reasonable and effective mechanism to minimize the risk to human health and property while preventing needless loss of healthy, significant trees and vegetation, especially in critical areas and their buffers.

b. For purposes of this section, "Director" means the Director of the Department of Planning and Development Services and his or her designee.

c. In addition to other exemptions of Subchapter 5 of the Development Code, SMC 20.50.290 through 20.50.370, a permit exemption request for the cutting of any tree that is an active and imminent hazard (i.e., an immediate threat to public health and safety) shall be granted if it is evaluated and authorized by the Director under the procedures and criteria set forth in this section.

d. For trees that pose an active and imminent hazard to life or property, such as tree limbs or trunks that are demonstrably cracked, leaning toward overhead utility lines, or are uprooted by flooding, heavy winds or storm events, the Director may verbally authorize immediate abatement by any means necessary.

e. For hazardous circumstances that are not active and imminent, such as suspected tree rot or diseased trees or less obvious structural wind damage to limbs or trunks, a permit exemption request form must be submitted by the property owner together with a risk assessment form. Both the permit exemption request form and risk assessment form shall be provided by the Director.

f. The permit exemption request form shall include a grant of permission for the Director and/or his qualified professionals to enter the subject property to evaluate the circumstances. Attached to the permit exemption request form shall be a risk assessment form that documents the hazard and which must be signed by a certified arborist or professional forester.

g. No permit exemption request shall be approved until the Director reviews the submitted forms and conducts a site visit. The Director may direct that a peer review of the request be performed at the applicant's cost, and may require that the subject tree(s) vegetation be cordoned off with yellow warning tape during the review of the request for exemption.

h. Approval to cut or clear trees may only be given upon recommendation of the City- approved arborist that the condition constitutes an actual threat to life or property in homes, private yards, buildings, public or private streets and driveways, sidewalks, improved utility corridors, or access for emergency vehicles and any trail as proposed by the property owner and approved by the Director for purposes of this section.

i. The Director shall authorize only such alteration to existing trees and vegetation as may be necessary to eliminate the hazard and shall condition authorization on means and methods of removal necessary to minimize environmental impacts, including replacement of any significant trees. The arborist shall include an assessment of whether a portion of the tree suitable for a snag for wildlife habitat may safely be retained. All work shall be done utilizing hand-held implements only, unless the property owner requests and the Director approves otherwise in writing. The Director may require that all or a portion of cut materials be left on-site.

2. Removal of trees and/or ground cover by the City and/or utility provider in situations involving immediate danger to life or property, substantial fire hazards, or interruption of services provided by a utility. The City retains the right to dispute the emergency and require that the party obtain a clearing permit and/or require that replacement trees be replanted as mitigation.

3. Installation and regular maintenance of public utilities, under direction of the Director, except substation construction and installation or construction of utilities in parks or environmentally sensitive areas.

4. Cemetery graves involving less than 50 cubic yards of excavation, and related fill per each cemetery plot.

5. Removal of trees from property zoned MUZ and I, CB and NCBD, and NB and O, unless within a critical area or critical area buffer.

6. Normal and routine maintenance of existing golf courses, provided that the use of chemicals does not impact any critical areas or buffers. This exception shall not include clearing and grading for expansion of such golf courses, nor does it include any areas within a critical area or buffer.

7.6. Within City-owned property, removal of noxious weeds or invasive vegetation as identified by the King County Noxious Weed Control Board in a wetland buffer, stream buffer or the area within a three-foot radius of a tree on a steep slope is allowed when:

- a. Undertaken with hand labor, including hand-held mechanical tools, unless the King County Noxious Weed Control Board otherwise prescribes the use of riding mowers, light mechanical cultivating equipment, herbicides or biological control methods; and
- b. Performed in accordance with SMC 20.80.085, Pesticides, herbicides and fertilizers on City-owned property, and King County Best Management Practices for Noxious Weed and Invasive Vegetation; and
- c. The cleared area is revegetated with native vegetation and stabilized against erosion in accordance with the Department of Ecology 2005 Stormwater Management Manual for Western Washington; and
- d. All work is performed above the ordinary high water mark and above the top of a stream bank; and
- e. No more than a 3,000 square feet of soil may be exposed at any one time.

B. Partial Exemptions. With the exception of the general requirements listed in SMC 20.50.300, the following are exempt from the provisions of this subchapter, provided the development activity does not occur in a critical area or critical area buffer. For those exemptions that refer to size or number, the thresholds are cumulative during a 36-month period for any given parcel:

1. The removal of up to six significant trees (see Chapter 20.20 SMC, Definitions) and associated removal of understory vegetation from any property.
2. Landscape maintenance and alterations on any property that involves the clearing of less than 3,000 square feet, or less than 1,500 square feet if located

in a special drainage area, provided the tree removal threshold listed above is not exceeded. (Ord. 581 § 1 (Exh. 1), 2010; Ord. 560 § 4 (Exh. A), 2009; Ord. 531 § 1 (Exh. 1), 2009; Ord. 434 § 1, 2006; Ord. 398 § 1, 2006; Ord. 238 Ch. V § 5(C), 2000).

Table 20.50.390A – General Residential Parking Standards

RESIDENTIAL USE	MINIMUM SPACES REQUIRED
Single detached/townhouse:	2.0 per dwelling unit
Apartment:	
Studio units:	.75 per dwelling unit
One-bedroom units:	.75 per dwelling unit
Two-bedroom plus units:	1.5 per dwelling unit
Accessory dwelling units:	1.0 per dwelling unit
Mobile home park:	2.0 per dwelling unit

Table 20.50.390B – Special Residential Parking Standards

RESIDENTIAL USE	MINIMUM SPACES REQUIRED
Bed and breakfast guesthouse:	1 per guest room, plus 2 per facility
Community residential facilities:	1 per 2 units
Dormitory, including religious:	1 per 2 units
Hotel/motel, including organizational hotel/lodging:	1 per unit
Senior citizen assisted:	1 per 3 dwelling or sleeping units

Table 20.50.390C – General Nonresidential Parking Standards

Note: Square footage in this subchapter refers to net usable area and excludes walls, corridors, lobbies, bathrooms, etc.

NONRESIDENTIAL USE	MINIMUM SPACES REQUIRED
General services uses:	1 per 300 square feet
Government/business services uses:	1 per 500 square feet
Manufacturing uses:	.9 per 1,000 square feet
Recreation/culture uses:	1 per 300 square feet
Regional uses:	(Director)
Retail trade uses:	1 per 400 square feet

Note: Square footage in this subchapter refers to net usable area and excludes walls, corridors, lobbies, bathrooms, etc.

Table 20.50.390D – Special Nonresidential Standards

NONRESIDENTIAL USE	MINIMUM SPACES REQUIRED
Bowling center:	2 per lane
Houses of Worship	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
Conference center:	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces
Construction and trade:	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area
Courts:	3 per courtroom, plus 1 per 50 square feet of fixed-seat or assembly area

Daycare I:	2 per facility, above those required for the baseline of that residential area
Daycare II:	2 per facility, plus 1 for each 20 clients
Elementary schools:	1.5 per classroom
Fire facility:	(Director)
Food stores less than 15,000 square feet:	1 per 350 square feet
Funeral home/crematory:	1 per 50 square feet of chapel area
Fuel service stations with grocery, no service bays:	1 per facility, plus 1 per 300 square feet of store
Fuelservice stations without grocery:	3 per facility, plus 1 per service bay
Golf course:	3 per hole, plus 1 per 300 square feet of clubhouse facilities
Golf driving range:	1 per tee
Heavy equipment repair:	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of indoor repair area

Table 20.50.390D – Special Nonresidential Standards (Continued)

NONRESIDENTIAL USE	MINIMUM SPACES REQUIRED
High schools with stadium:	Greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium
High schools without stadium:	1 per classroom, plus 1 per 10 students
Home occupation:	In addition to required parking for the dwelling unit, 1 for any nonresident employed by the home occupation and 1 for patrons when services are rendered on-site.
Hospital:	1 per bed

Middle/junior high schools:	1 per classroom, plus 1 per 50 students
Nursing and personal care facilities:	1 per 4 beds
Outdoor advertising services:	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
Outpatient and veterinary clinic offices:	1 per 300 square feet of office, labs, and examination rooms
Park/playfield:	(Director)
Police facility:	(Director)
Public agency archives:	0.9 per 1,000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing area
Public agency yard:	1 per 300 square feet of offices, plus 0.9 per 1,000 square feet of indoor storage or repair area
Restaurants:	1 per 75 square feet in dining or lounge area
Retail and mixed trade:	1 per 400 square feet
Self-service storage:	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
Specialized instruction schools:	1 per classroom, plus 1 per 2 students
Theater:	1 per 3 fixed seats
Vocational schools:	1 per classroom, plus 1 per 5 students
Warehousing and storage:	1 per 300 square feet of office, plus 0.5 per 1,000 square feet of storage area
Wholesale trade uses:	0.9 per 1,000 square feet
Winery/brewery:	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area

Exception 20.50.390(A)(1): If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down.

Exception 20.50.390(A)(2): When the City of Shoreline has received a shell building permit application, off-street parking requirements shall be based on the possible tenant improvements or uses authorized by the zone designation and compatible with the limitations of the shell permit. When the range of possible uses results in different parking requirements, the Director will establish the amount of parking based on a likely range of uses.

Exception 20.50.390(A)(3): Where other provisions of this Code stipulate higher maximum parking or reduced minimum parking requirements, those provisions shall apply.

Exception 20.50.390(A)(4): Minimum parking requirements may be reduced through provisions in SMC 20.50.400.

B. Off-street parking ratios expressed as number of spaces per square feet shall be based on the usable or net square footage of floor area, exclusive of nonpublic areas. Nonpublic areas include, but are not limited to, building maintenance areas, storage areas, closets, or restrooms.

C. For all nonresidential uses, the maximum amount of allowed parking shall not exceed 50 percent over the minimum required number of stalls. Any proposal for parking that exceeds 10 percent over the minimum required number of stalls must be approved by the Director.

D. Any amount of surface parking lot that is over the minimum required number of stalls shall be paved with permeable pavement. (Ord. 581 § 1 (Exh. 1), 2010; Ord. 238 Ch. V § 6(B-1), 2000).

20.50.400 Reductions to minimum parking requirements.

- A. Reductions of up to 25 percent may be approved by the Director using a combination of the following criteria:
1. On-street parking along the parcel's street frontage.
 2. Shared parking agreement with adjoining parcels and land uses that do not have conflicting parking demands.
 3. High-occupancy vehicle (HOV) and hybrid or electric vehicle (EV) parking.
 4. Conduit for future electric vehicle charging spaces, per National Electrical Code, equivalent to the number of required disabled parking spaces.
 5. High-capacity transit service available within a one-half mile walk shed.
 6. A pedestrian public access easement that is 8 feet wide, safely lit and connects through a parcel between minimally two different rights-of-way. This easement may include other pedestrian facilities such as walkways and plazas.
 7. Concurrence with King County Right-sized Parking data, census tract data, and other parking demand study results.
 8. The applicant uses permeable pavement on at least 20% of the area of the parking lot.
- B. In the event that the Director approves reductions in the parking requirement, the basis for the determination shall be articulated in writing.
- C. The Director may impose performance standards and conditions of approval on a project including a financial guarantee.
- D. Reductions of up to 50 percent may be approved by Director for the portion of housing providing low-income housing units that are 60% of AMI or less as defined by the U.S. Department of Housing and Urban Development.

20.50.410 Parking design standards.

A. All vehicle parking and storage for single-family detached dwellings and duplexes must be in a garage, carport or on an approved impervious surface or pervious concrete or pavers. Any surface used for vehicle parking or storage must have direct and unobstructed driveway access.

B. All vehicle parking and storage for multifamily and commercial uses must be on a paved surface, pervious concrete or pavers.

C. On property occupied by a single-family detached residence or duplex, the total number of vehicles wholly or partially parked or stored outside of a building or carport shall not exceed six, excluding a maximum combination of any two boats, recreational vehicles, or trailers. This section shall not be interpreted to allow the storage of junk vehicles as covered in SMC 20.30.750.

D. Off-street parking areas shall not be located more than 500 feet from the building they are required to serve. Where the off-street parking areas do not abut the buildings they serve, the required maximum distance shall be measured from the nearest building entrance that the parking area serves:

1. For all single detached dwellings, the parking spaces shall be located on the same lot they are required to serve;
2. For all other residential dwellings, at least a portion of parking areas shall be located within 100 feet from the building(s) they are required to serve; and
3. For all nonresidential uses permitted in residential zones, the parking spaces shall be located on the same lot they are required to serve and at least a portion of parking areas shall be located within 150 feet from the nearest building entrance they are required to serve;
4. No more than 50 percent of the required minimum number of parking stalls may be compact spaces.

Exception 20.50.410(D)(1): In commercial zones, the Director may allow required parking to be supplied in a shared parking facility that is located more than 500 feet from the building it is designed to serve if adequate pedestrian access is provided and the applicant submits evidence of a long-term, shared parking agreement.

E. The minimum parking space and aisle dimensions for the most common parking angles are shown in Table 20.50.410E below. For parking angles other than those shown in the table, the minimum parking space and aisle dimensions shall be determined by the Director. Regardless of the parking angle, one-way aisles shall be at

least 10 feet wide, and two-way aisles shall be at least 20 feet wide. Parking plans for angle parking shall use space widths no less than eight feet, six inches for a standard parking space design and eight feet for a compact car parking space design.

Table 20.50.410E – Minimum Parking Stall and Aisle Dimensions

A	B	C	D	E	F
Parking Angle	Stall Width (feet)	Curb Length (feet)	Stall Depth (feet)	Aisle Width (feet)	Unit Depth (feet)
				1-Way 2-Way	1-Way 2-Way
0	8.0*	20.0*	8.0	12.0 20.0	** **
	Min. 8.5	22.5	8.5	12.0 20.0	29.0 37.0
	Desired 9.0	22.5	9.0	12.0 20.0	30.0 38.0
30	8.0*	16.0*	15.0	10.0 20.0	** **
	Min. 8.5	17.0	16.5	10.0 20.0	42.0 53.0
	Desired 9.0	18.0	17.0	10.0 20.0	44.0 54.0
45	8.0*	11.5*	17.0*	12.0 20.0	** **
	Min. 8.5	12.0		12.0 20.0	50.0 58.0
	Desired 9.0	12.5		12.0 20.0	51.0 59.0
60	8.0*	9.6*	18.0	18.0 20.0	** **
	Min. 8.5	10.0	20.0	18.0 20.0	58.0 60.0
	Desired 9.0	10.5	21.0	18.0 20.0	60.0 62.0
90	8.0*	8.0*	16.0*	23.0 23.0	** **
	Min. 8.5	8.5	20.0	23.0 23.0	63.0 63.0
	Desired 9.0	9.0	20.0	23.0 23.0	63.0 63.0

Notes:

* For compact stalls only

** Variable, with compact and standard combinations

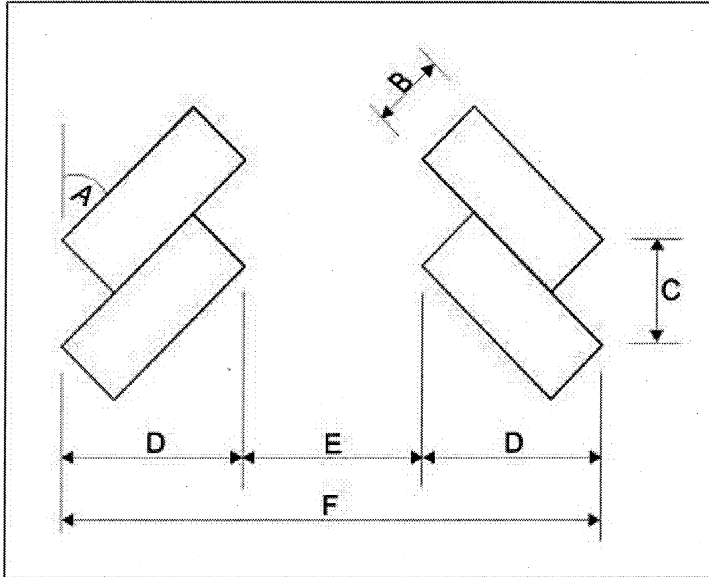


Figure 20.50.410(E)(1): Diagram of corresponding parking dimensions A through F from Table 20.50.410.

Exception 20.50.410(E)(1): The parking space depth may be reduced up to 18 inches when vehicles overhang a walkway under the following conditions:

1. Wheel stops or curbs are installed that provide a maximum 18-inch overhang; and
2. The remaining walkway provides a minimum of 60 inches of unimpeded passageway for pedestrians.

Exception 20.50.410(E)(2): Tandem or end-to-end parking is allowed in residential developments. Single-family, duplex and townhouse developments may have tandem parking areas for each dwelling unit but shall not combine parking for separate dwelling units in tandem parking areas.

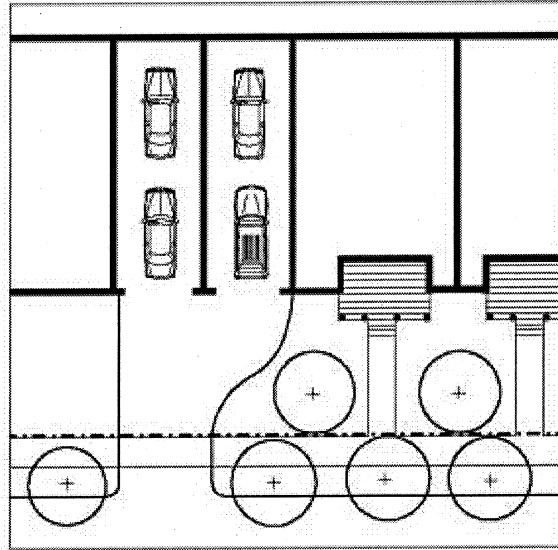
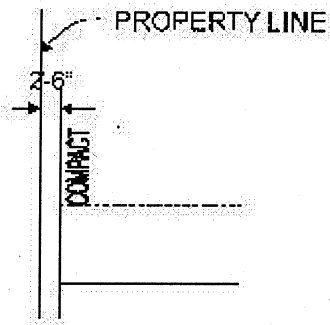


Figure Exception to 20.50.410(E)(2): Illustration of tandem parking.

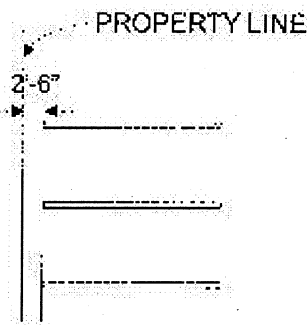
Exception 20.50.410(E)(3): Vanpool/carpool parking areas shall meet the following minimum design standards;

1. A minimum vertical clearance of seven feet, three inches shall be provided to accommodate van vehicles if designated vanpool/carpool parking spaces are located in a parking structure; and
2. A minimum turning radius of 26 feet, four inches with a minimum turning diameter (curb to curb) of 52 feet, five inches shall be provided from parking aisles to adjacent carpool/vanpool parking spaces.

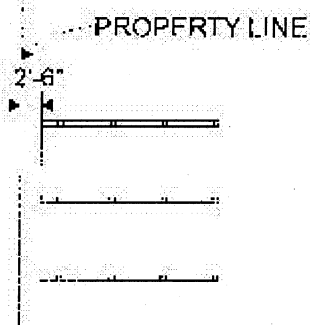
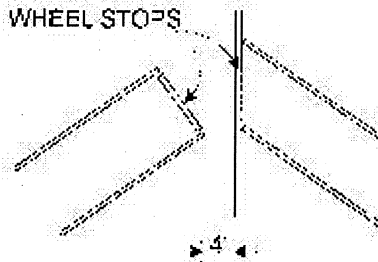
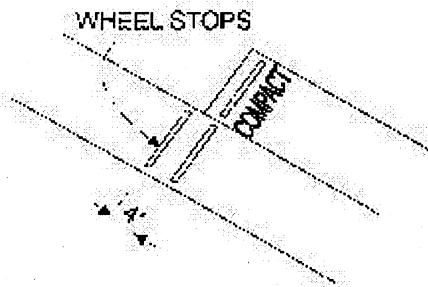
F. Asphalt or concrete surfaced parking areas shall have parking spaces marked by surface paint lines or suitable substitute traffic marking material in accordance with Washington State Department of Transportation standards. Wheel stops are required where a parked vehicle encroaches on adjacent property, pedestrian access or circulation areas, right-of-way or landscaped areas. Typical approved markings and wheel stop locations are illustrated in Figure 20.50.410(F).



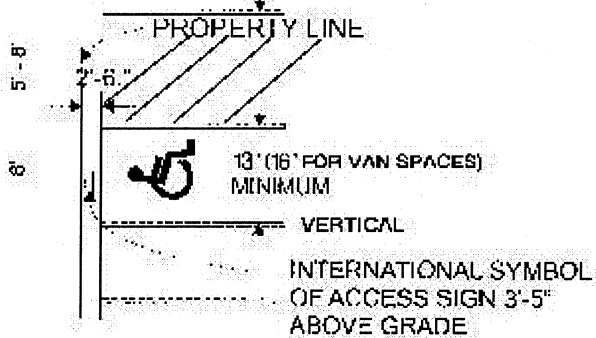
COMPACT MARKING



PAINTED HORSESHOE MARKING



METAL OR PLASTIC TRAFFIC MARKING



DISABLED PERSONS PARKING

WHITE DISABLED
SACKED, NO. 7, C
ABOVE GRADE WITH
THE NOTICE STATE
DISABLED PARKING
PERMIT REQUIRED.
VAN SPACE SHALL
BE 13'-0" MIN.
ACCESSIBLE.
MOUNTED BELOW
ACCESSIBLE.

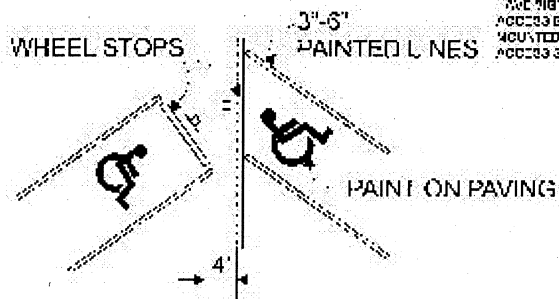
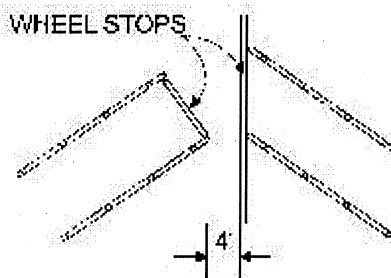


Figure 20.50.410(F): Pavement marking and wheel stop standards.

Note that parking spaces must meet setbacks from property lines where required by the zone.

G. Any parking spaces abutting a landscaped area on the driver or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement to provide a place to step other than in the landscaped area. In a parking garage, any space abutting a wall shall provide an additional 18 inches above the minimum space width requirement to provide space to exit the vehicle. The additional width shall be separated from the adjacent parking space by a parking space division stripe. This requirement does not apply to single-family and duplex developments.

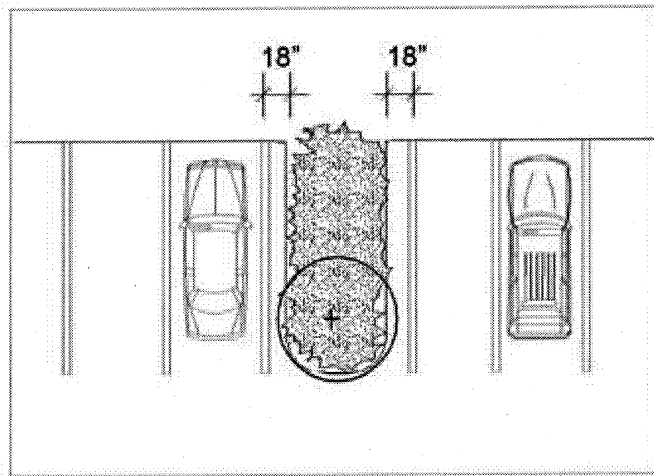


Figure 20.50.410(G): Illustration of buffer between parking and landscaping.

H. Required parking spaces shall be located outside of any required setbacks, provided driveways located in setbacks may be used for parking.

Exception 20.50.410(H)(1): If parking is located below grade, parking may be located within the required setback; provided, that the portion of the parking structure located within setback is landscaped or serves as pedestrian access.

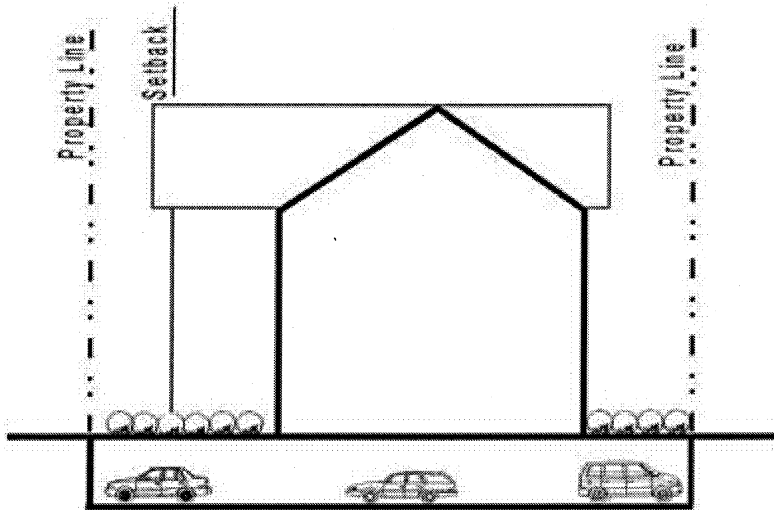


Figure Exception to 20.50.410(H)(1): Illustration of underground parking.

- I. Any parking stalls located in enclosed buildings must be totally within the enclosed building.
- J. Off-street parking and access for physically handicapped persons shall be provided in accordance with WAC 51-40-1100 Chapter 11 – Accessibility and subsequent addendum.
- K. Every nonresidential building engaged in retail, wholesale, manufacturing or storage activities, excluding self-service storage facilities, shall provide loading spaces in accordance with the standards listed below in Table 20.50.410K.

Table 20.50.410K

GROSS FLOOR AREA	REQUIRED NUMBER OF LOADING SPACES
10,000 to 16,000 square feet	1
16,001 to 40,000 square feet	2
40,001 to 64,000 square feet	3
64,001 to 96,000 square feet	4
96,001 to 128,000 square feet	5
128,001 to 160,000 square feet	6

160,001 to 196,000 square feet	7
For each additional 36,000 square feet	1 additional

L. Every building engaged in retail, hotel, office building, restaurant, hospital, auditorium, convention hall, exhibition hall, sports arena/stadium, or other similar use shall provide loading spaces in accordance with the standards listed in Table 20.50.410L.

Table 20.50.410L

GROSS FLOOR AREA	REQUIRED NUMBER OF LOADING SPACES
40,000 to 60,000 square feet	1
60,001 to 160,000 square feet	2
160,001 to 264,000 square feet	3
264,001 to 388,000 square feet	4
388,001 to 520,000 square feet	5
520,001 to 652,000 square feet	6
652,001 to 784,000 square feet	7
784,001 to 920,000 square feet	8
For each additional 140,000 square feet	1 additional

M. Each loading space required by this section shall be a minimum of 10 feet wide, 30 feet long, and have an unobstructed vertical clearance of 14 feet six inches, and shall be surfaced, improved and maintained as required by the Engineering Development Guide. Loading spaces shall be located so that trucks shall not obstruct pedestrian or vehicle traffic movement or project into any public right-of-way. All loading space areas shall be separated from required parking areas and shall be designated as truck loading spaces.

N. Any loading space located within 100 feet of areas zoned for residential use shall be screened and operated as necessary to reduce noise and visual impacts. Noise mitigation measures may include architectural or structural barriers, berms, walls, or restrictions on the hours of operation.

O. Multi-story self-service storage facilities shall provide two loading spaces, single story facilities one loading space, adjacent to each building entrance that provides common access to interior storage units. Each loading berth shall measure not less than 25 feet by 12 feet with an unobstructed vertical clearance of 14 feet inches, and

shall be surfaced, improved and maintained as required by the Engineering Development Guide.

P. Any floor area additions or structural alterations to a building shall be required to provide loading space or spaces as set forth in this section.

Q. All parking lot lighting should be nonglare and shielded to minimize direct illumination of abutting properties and adjacent streets. (Ord. 560 § 4 (Exh. A), 2009; Ord. 469 § 1, 2007; Ord. 391 § 4, 2005; Ord. 352 § 1, 2004; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 6(B-3), 2000).

20.50.500 Internal landscaping for parking area.

Required parking area landscaping shall include landscape areas that are located in areas within or adjacent to parking areas. However, landscaping designed to meet perimeter landscaping requirements cannot also be used to meet parking lot landscaping requirements.

A. Multifamily developments with common parking areas shall provide planting areas in parking lots at a rate of 20 square feet per parking stall.

B. Commercial, office, industrial or institutional developments shall provide landscaping at a rate of:

1. Twenty square feet per parking stall when 10 to 30 parking stalls are provided or;
2. Twenty-five square feet per parking stall when 31 or more parking stalls are provided.

C. Trees shall be provided and distributed throughout the parking area at a rate of one tree for every 10 parking stalls.

D. Permanent curbs or structural barriers shall be provided to protect shrub and trees from vehicle bumpers. Landscaping under vehicle overhang shall not be included in required landscape area calculations.

E. Parking area landscaping shall require:

1. At least 60 square feet with a lineal dimension of no less than four feet;
2. Shrubs planted from five-gallon containers or at 24 inches in height and spaced no more than four feet apart on center;
3. Ground covers planted from minimally four-inch pots and spaced no more than 18 inches apart; and
4. Trees planted at least 1.5 inches caliper in size.
5. Gaps in curbs are allowed for stormwater runoff.
6. Natural drainage landscapes (such as rain gardens, bio-filtration swales and bioretention planters) when designed in compliance with the stormwater design manual.

20.60.040 Adequate water supply.

All development proposals shall be served by an adequate public water supply system as follows:

A. For the issuance of a building permit, preliminary plat approval or other land use approval, the applicant can demonstrate that:

1. The existing water supply system available to serve the site complies with the requirements of adopted rules and regulations of the applicable government, agency, or district; and

~~2. The existing water supply system available to serve the site complies with any limitation or condition imposed by the City approved comprehensive plan of the water purveyor; and~~

2. The proposed improvements to an existing water system or a proposed new water supply system have been reviewed by the Department and determined to comply with the design standards and conditions specified above.

B. Prior to issuance of a certificate of occupancy for a building or change of use permit, the approved water system and any system improvements are installed to serve each building or lot respectively;

C. For recording a final plat, final short plat or binding site plan, either the approved water supply system or system improvements shall be installed or bonded to serve each lot, within two years of recording; and

D. For a zone reclassification the timing of installation of required water system improvements is included in the approving ordinance. (Ord. 238 Ch. VI § 2(B), 2000).



Planning & Community Development

17500 Midvale Avenue North
Shoreline, WA 98133-4905
(206) 801-2500 ♦ Fax (206) 801-2788

ADMINISTRATIVE ORDER #000120-013113

**SITE – SPECIFIC DETERMINATION
1548 NE 175TH STREET**

CODE SECTION: SMC 20.40.120; 20.40.100(H)

I. ISSUE

A potential property owner would like to establish a home at 1548 NE 175th Street for more than 11 people with severe brain injuries that will be staffed with caregivers 24 hours a day. Can this be an allowed use in the R-12 zone? Why is housing for persons who do not explicitly need assistance from caregivers allowed as a Conditional Use in boarding houses for more than 11 people, while a CRF II is not expressly allowed in the R-12 zone?

II. FINDINGS:

Site

Zoning: Residential 12 units per acre

Lot size: 34,385 sq. ft.

Comprehensive Plan: High Density Residential (Allows up to 48 dwelling units per acre)

Maximum # of potential dwelling units on site: 10 units

Codes & Policies

Relevant Comprehensive Plan Goals and Policies:

FG12: *Support diverse and affordable housing choices that provide for Shoreline’s population growth, including options accessible for older adults and people with disabilities.*

Goal H VI: *Encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities.*

H27: *Support opportunities for older adults and people with disabilities*

to remain in the community as their housing needs change, by encouraging universal design or retrofitting homes for lifetime use.

Shoreline Municipal Code (SMC):

The proposed use meets the definition of a Community Residential Facility (CRF) II.

SMC 20.20.020 Definitions

Community Residential Facility (CRF)	<p><i>Living quarters meeting applicable Federal and State standards that function as a single housekeeping unit and provide supportive services, including but not limited to counseling, rehabilitation and medical supervision, excluding drug and alcohol detoxification which is classified as health services. CRFs are further classified as follows:</i></p> <p><i>A. CRF-I – Nine to 10 residents and staff;</i></p> <p><i>B. CRF-II – Eleven or more residents and staff.</i></p> <p><i>If staffed by nonresident staff, each 24 staff hours per day equals one full-time residing staff member for purposes of subclassifying CRFs. CRFs shall not include Secure Community Transitional Facilities (SCTF). (Ord. 515 § 1, 2008).</i></p>
Family	<p><i>An individual; two or more persons related by blood or marriage, a group of up to eight persons who may or may not be related, living together as a single housekeeping unit; or a group living arrangement where eight or fewer residents receive supportive services such as counseling, foster care, or medical supervision at the dwelling unit by resident or nonresident staff. For purposes of this definition, minors living with a parent shall not be counted as part of the maximum number of residents.</i></p>

20.40.110.H. *The Director is authorized to make reasonable accommodations to provisions of the Code that apply to dwellings occupied or to be occupied by disabled persons as defined by the Federal Fair Housing Act and Fair Housing Act Amendments, when such reasonable accommodations may be necessary in order to comply with such acts. All such accommodations shall be personal to the applicant and shall expire immediately if the disabled applicant terminates occupancy at the subject site. (Ord. 609 § 9, 2011; Ord. 425 § 2, 2006; Ord. 238 Ch. IV § 2(B), 2000).*

20.40.120 Residential type uses.

NAICS #	SPECIFIC LAND USE	R4- R6	R8-R12	R18- R48	NB & O	CB & NCBD	MUZ & I
RESIDENTIAL GENERAL							
	Accessory Dwelling Unit	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>

	<i>Affordable Housing</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>
	<i>Apartment</i>		<i>C</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
	<i>Duplex</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>		
	<i>Home Occupation</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>
	<i>Manufactured Home</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>			
	<i>Mobile Home Park</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>			
	<i>Single-Family Attached</i>	<i>P-i</i>	<i>P</i>	<i>P</i>	<i>P</i>		
	<i>Single-Family Detached</i>	<i>P</i>	<i>P</i>	<i>C</i>	<i>C</i>		
GROUP RESIDENCES							
	<i>Boarding House</i>	<i>C-i</i>	<i>C-i</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>
	<i>Community Residential Facility-I (Less than 11 residents and staff)</i>	<i>C</i>	<i>C</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
	<i>Community Residential Facility-II</i>			<i>P-i</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>
721310	<i>Dormitory</i>		<i>C-i</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>	<i>P-i</i>

20.40.260 Boarding houses.

- A. *Rooming and boarding houses and similar facilities, such as fraternity houses, sorority houses, off-campus dormitories, and residential clubs, shall provide temporary or longer-term accommodations which, for the period of occupancy, may serve as a principal residence.*
- B. *These establishments may provide complementary services, such as housekeeping, meals, and laundry services.*
- C. *In an R-4 or R-6 zone a maximum of two rooms may be rented to a maximum of two persons other than those occupying a single-family dwelling.*
- D. *Must be in compliance with health and building code requirements.*
- E. *The owner of the rooms to be rented shall provide off-street parking for such rooms at the rate of one parking stall for each room.*
- F. *Boarding houses require a boarding house permit. (Ord. 352 § 1, 2004; Ord. 238 Ch. IV § 3(B), 2000).*

III. CONCLUSIONS

CRF II facilities are not allowed in the R-12 zone. However, Boarding Houses and Apartments are allowed as Conditional Uses in the R-12 zone.

The current R-12 zoning of the property could allow up to a 10 dwelling unit apartment building of which up to 8 unrelated people could theoretically live in each unit. In addition, Boarding Houses are allowed in the R-12 zone as a conditional use with no maximum limit on the number of rooms that can be rented. The proposal of a CFR II of 12 people plus staff is reasonably within the impacts and nature of a 10 unit apartment building or a Boarding House providing rooms to 12 people. To not allow a project of the proposed scope would be unreasonable and not meet the Federal Fair Housing Act. However, the proposal must meet all other Development Code standards.

To be consistent with the Development Code's requirement of a CRF I in the same R-12 zone, the City will also require a Conditional Use Permit prior to establishing the new use and any construction permits. The purpose of the Conditional Use Permit is to notify the neighborhood and to possibly condition the project to be compatible with the surrounding single family neighborhood.

IV. DECISION:

A CRF II may be allowed in an R-12 zone as a Conditional Use. The property owner or authorized agent must apply for and obtain a Conditional Use Permit prior to changing the use at 1548 NE 175th Street from Single Family Detached to a Community Residential Facility (CRF) II.

Director's Signature

Date

Please complete the following:

Applicant for Amendment Animal Surgical Clinic of Seattle (ASCS) Contact: Russell Patterson

Address 14810 15th Avenue NE City Shoreline State WA Zip 98155

Phone 206-545-4322 Email ascsvets@msn.com

PLEASE SPECIFY: Shoreline Development Code Chapter 20.40 Section 20.40.130

AMENDMENT PROPOSAL: Please describe your amendment proposal.

Animal Surgical Clinic of Seattle (ASCS) proposes a development code amendment to the table in SMC 20.40.130. The amendment would include Veterinary Clinics and Hospitals as a conditional use in high density residential zones (R18-R48), subject to the supplemental criteria in SMC 20.40.590.

REASON FOR AMENDMENT: Please describe your amendment proposal.

This amendment will facilitate the expansion of the ASCS facility located at 14810 15th Avenue NE. ASCS needs additional space to continue operations in Shoreline; this development code amendment is necessary to facilitate expansion of the ASCS facility. Given the variety of nonresidential uses allowed outright or as a conditional use in high density residential zones, the exclusion of veterinary clinics appears to be an unintentional omission.



City of Shoreline

Planning & Community Development

17500 Midvale Avenue North Shoreline, WA 98133-4905

Phone: (206) 801-2500 Fax: (206) 801-2788

Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

**DEVELOPMENT CODE
AMENDMENT
APPLICAITON**

Please note: Amendment proposals may be submitted at any time, however if is not submitted prior to the deadline for consideration during the annual amendment cycle ending the last business day of the year, the amendment proposal will not be considered until the next annual amendment cycle.

Purpose: An amendment to the Development Code (and where applicable amendment of the zoning map) is a mechanism by which the City may bring its land use and development regulations into conformity with the Comprehensive Plan or respond to changing conditions or needs of the City.

Decision Criteria: The City Council may approve or approve with modifications a proposal for the text of the Land Use Code if:

1. The amendment is in accordance with the Comprehensive Plan;
2. The amendment will not adversely affect the public health, safety or general welfare; and
3. The amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

DECISION CRITERIA EXPLANATION:

Please describe how the amendment is in accordance with the Comprehensive Plan.

The proposed text amendment is consistent with the range of nonresidential uses currently allowed in high density residential zones as well as with Comprehensive Plan policy LU3 which specifically allows for some commercial uses in the high density residential designation. Furthermore, the proposal is consistent with Comprehensive Plan policy ED13 which recognizes the economic importance of supporting and retaining small businesses and creating an environment where they can flourish.

Please describe how the amendment will not adversely affect the public health, safety and general welfare.

Adding veterinary clinics as a conditional use would allow the City of Shoreline to evaluate specific impacts of individual development proposals on a case-by-case basis. The conditional use process would allow for the protection of the public health, safety and general welfare through the imposition of conditions – such as prohibiting outdoor animal runs in locations where they would be disruptive to surrounding land uses.

Please describe how the amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

A range of nonresidential uses – such as churches and daycares – are permitted outright in high density residential zones and a host of other nonresidential uses – such as book stores, video stores, restaurants, offices, schools, libraries and museums – are allowed with a conditional use permit. Veterinary clinics and hospitals do not create impacts that are greater than the range of other conditional uses now allowed in the R18-R48 zones.

Specific impacts of a development proposal can be adequately reviewed and conditioned to protect the best interest of Shoreline citizens and property owners through the conditional use permit process (SMC 20.30.300) which specifically requires applicants to demonstrate that the proposal is compatible with the character and appearance of surrounding development; will not hinder neighborhood circulation; will not discourage development or use of neighboring properties; is not in conflict with the health and safety of the community; will not result in detrimental over-concentration of a particular use; and will not adversely affect public services to the surrounding area.

Please attach additional sheets if necessary.

Please submit your request to the City of Shoreline, Planning & Community Development.

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SEATTLE GOLF & COUNTRY CLUB
DEVELOPMENT CODE AMENDMENT

February 16, 2012

FEB 24 2012

Seattle Golf & Country Club Development Code Amendment

Table of Contents

Shoreline Development Code Amendment Request Form	1
Seattle Golf Club Request for Amendment to Development And Tree Code Letter dated January 31, 2012	2



6 A - Attachment 4
Shoreline Development Code
Amendment Request Form

Planning & Community Development

Please note: Amendment proposals may be submitted at any time, however if it is not submitted prior to the deadline for consideration during that annual amendment cycle, ending the last business day of the year, the amendment proposal will not be considered until the next annual amendment cycle.

- A. **Purpose:** An amendment to the Development Code (and where applicable amendment of the zoning map) is a mechanism by which the City may bring its land use and development regulations into conformity with the Comprehensive Plan or respond to changing conditions or needs of the City.
- B. **Decision Criteria:** The City Council may approve or approve with modifications a proposal for the text of the Land Use Code if:
1. The amendment is in accordance with the Comprehensive Plan;
 2. The amendment will not adversely affect the public health, safety or general welfare; and
 3. The amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

17500 Midvale Avenue North, Shoreline, Washington 98133-4905

Telephone (206) 801-2500 Fax (206) 801-2788 pcd@shorelinewa.gov

The Shoreline Municipal Code is located at mrsc.org



Planning & Community Development

Please complete the following:

Applicant for Amendment: Seattle Golf Club

Address: 210 NW 145th Street City: Shoreline State: WA Zip: 98177

Phone - Day: 206 - 362 - 5444 Evening: - -

Please specify:

Shoreline Development Code-Chapter Section
SMC 20.50.290-20.50.370

Amendment Proposed:

Please describe your amendment proposal.

See January 31, 2012 letter previously provided. Briefly though, the proposed amendment is the addition of a provision to SMC 20.50.290-20.50.370 to exempt ordinary and routine maintenance by golf courses in Shoreline from the Development Code.

Reason for Amendment:

Please describe why the amendment is necessary.

See January 31, 2012 letter previously provided. Briefly though, the stated purpose of Shoreline Development Code is to "reduce the environmental impacts of site development while promoting the reasonable use of land." SMC 20.50.290. Ordinary and routine maintenance of a golf course is not the same as development of a site, but is necessary for it to have the "reasonable use" of its land.

Decision Criteria Explanation:

1. Please describe how the amendment is in accordance with the Comprehensive Plan.
See January 31, 2012 letter previously provided. Briefly though, as pointed out above the Development Code arguably does not pertain to ordinary or routine maintenance of a golf course. A proposed exemption to expressly permit such activities is not inconsistent with the Comprehensive Plan.

2. Please describe how the amendment will not adversely affect the public health, safety or general welfare.
See January 31, 2012 letter previously provided. Briefly though, if the Development Code does apply to ordinary and routine maintenance of golf courses like Seattle Golf Course (SGC), it would require it to obtain a permit to move more than 50 cubic yards of soil, as well as for removal of more than 6 "significant trees" in 36 months. If one assumes that an average private property owner's property is ½ acre, it is a useful exercise to extrapolate the 6 significant trees and 50 cubic yards of soil to SGC's 155 acres. One way to think of it would be that SGC's 155 acres are covered by 310 single family residences on ½ acre plots. In such a case, the residents of those imaginary residences would collectively be able to remove up to 1,860 trees in 36 months and move up to 15,500 cubic yards of soil without permit. While SGC has no desire to remove 1,860 trees, if its land were developed that many trees could be removed without a permit. Moreover, even if an exemption is granted, the removal of more trees in connection with any development or non-maintenance project would remain subject to the Development Code. As a result, there would be no adverse addect on public health, safey or welfare.

3. Please describe how the amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.
See January 31, 2012 letter previously provided. Briefly though, SGC has been a good steward of the what is now the city of Shoreline for more than 100 years, holds about 2% of the land in the city, and proposes to continue to maintain and operate this property and its more than 6,000 trees as it has always done. To maintain this use of 2% of the city is in the best interests of the city, but SGC is entitled to the reasonable use of its property.

Please attach additional sheets if necessary

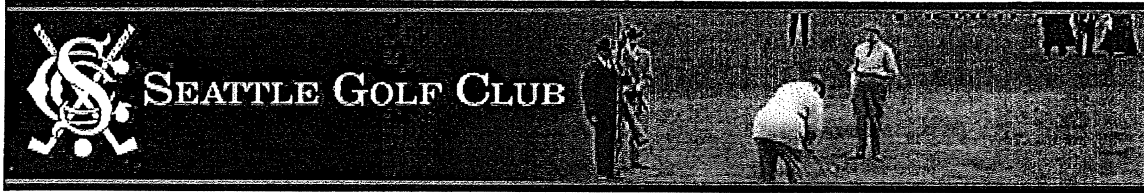
Please submit your request to the City of Shoreline, Planning & Community Development.

1/2012

17500 Midvale Avenue North, Shoreline, Washington 98133-4905

Telephone (206) 801-2500 Fax (206) 801-2788 pcd@shorelinewa.gov

The Development Code (Title 20) is located at mrsc.org



210 NW 145th Street
Shoreline, WA 98177

January 31, 2012

Planning Commission
Shoreline City Hall
17500 Midvale Avenue N
Shoreline, WA 98133

Re: Request for Amendment to Development & Tree Code – February 2 & 16 Meetings
Transmitted by Email only to plancom@shorelinewa.gov

Dear Planning Commission Members:

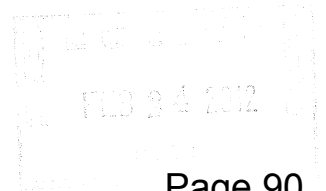
Seattle Golf Club (“SGC”) has resided in its current location since 1908 and is laid out over 155 acres in the South West corner of Shoreline. According to the United States Census Bureau, the city of Shoreline has a total area of 11.7 square miles (30.3 km²), of which SGC’s 155 acres (.611 km²) cover slightly more than 2% of the city of Shoreline. SGC’s Course Superintendent estimates SGC to have more than 6,000 trees covering its acreage, which is almost certainly more than 2% of the trees in the city of Shoreline, given the fact that this acreage has few structural improvements other than the golf course itself.

As part of its normal and routine horticultural activities, SGC was recently studying the removal of numerous trees, in an effort to improve the health and playability of its golf course. A recommendation for removal of certain trees was contained in a study commissioned by SGC, and the conclusions of study were confirmed by SGC’s local Certified Arborist. Since removal of more than one or two healthy trees in any given year by SGC is rare, its board looked at the Shoreline Municipal Code (“SMC” or “Code”) to confirm it could take such action without violating the Code¹.

On the one hand, SMC Subchapter 5 of Title 20 of the Development Code (SMC 20.50.290-20.50.370, hereafter referred to as “Subchapter 5”) does not provide an exemption for golf courses from the private property owners’ clearing and grading limits, including a limit of removing no more than 6 significant trees every 36 months.

This is in contrast to King County Code 16.82.051, which exempts golf courses from clearing and grading requirements:

¹ In considering this issue, SGC has chosen a more conservative approach of removing several trees at a time in an effort to balance tree removal with improved health and playability of greens and tees areas.



Planning Commission

January 31, 2012

Page - 2

“In conjunction with *normal and routine maintenance activities*, if:

- a. there is no alteration of a ditch or aquatic area that is used by salmonids;
- b. the structure, condition or site maintained was constructed or created in accordance with law; and
- c. the maintenance does not expand the roadway, lawn, landscaping, ditch, culvert or other improved area being maintained.”

King County Code 16.82.051 (C)(13) (Emphasis added).

Similar exemptions exist for golf courses in Seattle (by virtue of their being considered “parks” under Seattle Mun. Code 18.12.030(9)), for tree clearing (Seattle Mun. Code Secs. 25.09.320 & 25.09.045) and grading permit requirements (Seattle Mun. Code Secs. 22.170.060(B)(8), without distinction as to public or private golf courses. Exemptions for golf courses, again without distinction as to public or private course in Bellevue as well (Bellevue Municipal Code Sec. 3.43.020(H)).

Shoreline’s Code, in not providing an express exemption for golf courses from clearing and grading requirements for normal and routine maintenance operations, is also distinguishable from numerous other local municipalities’ clearing and grading provisions (which exempt golf courses). A sample of some of these municipal code provisions from Kenmore, Sammamish and Snoqualmie are attached hereto as Exhibit A.

Please note that golf courses are also generally exempt from the provisions of the State Environmental Policy Act (“SEPA”) which is codified in RCW Ch. 43.21C. See, WAC 197-11-800(13)(c). Respectfully, if the state has determined that golf courses should be exempt from the rigorous provisions of SEPA, it is difficult to see why they should not also be exempt from the provisions of Subchapter 5, including but not limited to the clearing and grading provisions.

On the other hand, Subchapter 5 at SMC 20.50.350 provides clear “[d]evelopment standards for clearing activities” that would appear at odds with 6 significant trees every 36 months clearing and grading limits. It includes “Minimum Retention Requirements” that would allow SGC to a permit for clearing up to 70 or 80 percent of its significant trees. Indeed, pursuant to Exception to 20.50.350(B), the Director has discretion to reduce minimum significant tree retention percentage beyond the baseline 70 to 80% for a number of reasons including cases where “strict compliance with the provisions of this Code may jeopardize reasonable use of property” or where “there are special circumstances related to the size, shape, topography, location or surroundings of the subject property.”

Planning Commission

January 31, 2012

Page - 3

During the past several months, SGC has been in discussions with the city of Shoreline on how to deal with the special requirements of SGC, interpretation of and compliance with existing law, and how to minimize the expense to the city in working through these issues. In its most recent meeting with Paul Cohen of the Shoreline Department Planning & Community Development ("Planning Department"), SGC came to know of the public hearings scheduled for February 2 and 16.

Stated succinctly, SGC respectfully requests that this Commission consider an amendment to the Code to make normal and routine maintenance golf course operations exempt from Subchapter 5, as is the case in numerous municipalities, as well as in unincorporated King County.

In reviewing this request, please consider that the stated purpose of Subchapter 5 is to "reduce the environmental impacts of site development while promoting the reasonable use of land." SMC 20.50.290 (emphasis added), as well as the effect of SMC 20.50.350 which would permit the clearing of up to 70 to 80 percent of SGC's trees as part of a site development. *SGC is not seeking a permit for "site development," but rather a Code exemption allowing for the "reasonable use" of its land.*

Other Background History

In its more than 100 years at this location, SGC has with great pride stewarded its land, trees, other vegetation and golf course in a manner that meets or exceeds the spirit of Subchapter 5 and many of the stated goals listed under SMC 20.50.290 such as:

- Promotion of practices consistent with the city's natural topography and vegetative cover.
- Preservation and enhancement of trees and vegetation which contribute to the visual quality and economic value of development in the city and provide continuity and screening between developments.
- Conservation and restoration of trees and vegetative cover to reduce flooding, the impacts on existing drainageways, and the need for additional stormwater management facilities.
- Retention of tree clusters for the abatement of noise, wind protection, and mitigation of air pollution.

Aside from the precedent presented from other local municipalities, and even King County, as to why an exemption from the grading and clearing is appropriate, there is a practical basis for such an exemption.

Assuming that Subchapter 5 applies to the ordinary and routine maintenance to SGC, it requires permits for private property owners who move more than 50 cubic yards of soil, as well as for

Planning Commission

January 31, 2012

Page - 4

removal of more than 6 “significant trees” in 36 months. If one assumes that an average private property owner’s property is ½ acre, it is a useful exercise to extrapolate the 6 significant trees and 50 cubic yards of soil to SGC’s 155 acres. One way to think of it would be that SGC’s 155 acres are covered by 310 single family residences on ½ acre plots. In such a case, the residents of those imaginary residences would collectively be able to remove up to 1,860 trees in 36 months and move up to 15,500 cubic yards of soil without permit.²

In seeking an exemption from the Code, SGC would be able to engage in normal and routine maintenance activities, including without limitation, the following activities:

1. **Aerification and Sanding of Fairways, Greens and Tee Areas.** SGC has for the last decade or more, aerified the grass areas of the golf course periodically and as a by-product of this process, had grass plugs totaling more than 50 cubic yards that it recycles and reuses throughout the golf course. Additionally, in concert with aerification, SGC applies sand to its golf course once or twice a year totaling more than 50 yards in each application. Under a strict interpretation of Subchapter 5, this activity could arguably require SGC to apply for and receive permits from Shoreline each time it aerifies or sands portions of its golf course.
2. **Periodic Augmentation and Replacement of Bunker Sand.** SGC’s golf course incorporates 85 fairway and greenside sand bunkers. The bunkers require periodic maintenance, including supplementing the sand from time to time and replacing the sand on a periodic basis as well. These activities can total more than 50 cubic yards in any given application and in any give year. Again, under a strict interpretation of Subchapter 5, this activity could arguably require SGC to apply for and receive permits from Shoreline each time it augments or replaces bunker sand on its golf course.
3. **Removal of Necessary Healthy Significant Trees.** One of the greatest assets of SGC is the more than 6,000 trees which enhance its grounds. Unless kept in equilibrium, these same trees can become great liabilities as they compete for sunlight with grass and other non-tree vegetation. If normal and routine removal of trees necessary to keep such equilibrium is not permitted, the playability of the golf course is unreasonably affected. Currently, under a strict interpretation of Subchapter 5, SGC is permitted to remove only up to 6 significant trees³ in any 36 month period. Again, while this sort of restriction makes sense for a ½ acre residential property, it makes little sense on a 155 acre property with more than 6,000 trees.

² (which is well within the outer limits established in SMC 20.50.350).

³ Minimum size requirements for replacement trees: deciduous trees shall be at least 1.5 inches in caliper and evergreens six feet in height. SMC 20.50.360(C)(3)

Planning Commission

January 31, 2012

Page - 5

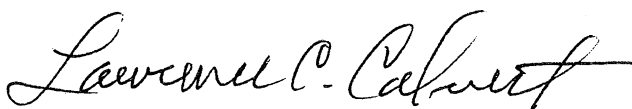
4. Removal of Unhealthy and Hazardous Trees. With more than 6,000 trees on its property, SGC is presented with the need to address handling of diseased, dying and hazardous trees on a regular basis that can as part of its normal and routine maintenance be handled by SGC's Course Superintendent, and its certified arborist. Instead, under a strict interpretation of Subchapter 5, this activity could arguably require SGC to apply for and receive permits from Shoreline each time a tree becomes a hazard to life or limb, or becomes diseased or dying.

5. No Required Replanting for Removed Trees. Subchapter 5 also generally requires that four (4) trees be planted for each significant tree removed if more than six (6) significant trees are removed (SMC 20.50.360(C)).⁴ Such a requirement makes no sense in connection with trees removed to increase sunlight on adjacent non-tree vegetation or to improve playability. In such cases, the replanting of trees at or near the location of the removed trees would be inappropriate. On the other hand, replanting of trees has always been part of the normal and routine maintenance of the golf course where trees are removed because they are diseased or hazardous and are critical to play. Indeed, SGC is currently adding more than 6 significant trees to improve the golf course, without mandate from any governmental authority.

We intend to be present at the February 2, public hearing to insure your receipt and consideration of this letter, as well as on February 16 when the specific discussion of the amendments to the Tree Code takes place. We also welcome any questions and thoughts you may have on assisting us in achieving our objectives in the most expeditious and appropriate manner.

Very truly yours,

SEATTLE GOLF CLUB



Lawrence C. Calvert, President

⁴ This requirement is expressly waivable by the Director under the Exceptions to SMC 20.50.360(C) as: (i) strict compliance with the provisions of this Subchapter 5 restricts SGC's reasonable use of the property as a golf course, (ii) there are special circumstances related to the large size, shape, topography, location and surroundings of SGC's property, and (iii) granting the requested waiver will not be detrimental to the public welfare or injurious to other property in the vicinity given the negligible effect of removal of trees for reasons stated when compared to the total number of trees on SGC's property.

Planning Commission

January 31, 2012

Page - 6

Exhibit A
Sample Local Municipal Code Provisions
Exempting Golf Courses from Clearing and Grading Provisions

Kenmore Municipal Code 15.25.050 Clearing and grading permit required – Exceptions.

A. No person shall do any clearing or grading without first having obtained a clearing and grading permit from the director except for the following:

16. Within sensitive areas, as regulated in Chapter 18.55 KMC, the following activities are exempt from the clearing requirements of this chapter and no permit shall be required:

e. Normal and routine maintenance of existing public parks and private and public golf courses. This does not include clearing or grading in order to develop or expand such activities in sensitive areas. For the purpose of this subsection, a park is defined as any real property managed for public use which has been previously maintained as a park or has been developed as a park pursuant to a properly issued permit. (Emphasis added).

Snoqualmie Municipal Code 15.20.030 Clearing and permit – When required.

A. A clearing and grading permit shall be required for all clearing and grading activity except as provided for in subsections B and C of this section.

B. No clearing and grading permit shall be required for the following activities (hereinafter “exempt activities”), regardless of where they are located:

1. Normal and routine maintenance of existing lawns and landscaping; provided, the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC;

2. Permitted agricultural uses in sensitive areas as provided for in SMC 19.12.030(B)(4);

3. Emergency tree removal to prevent imminent danger or hazard to persons or property;

4. Normal and routine horticultural activities associated with existing commercial orchards, nurseries or Christmas tree farms; provided, that the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC. This exception shall not include clearing or grading for expansion of such existing operations;

5. Normal and routine maintenance of existing public and private parks and golf courses; provided, that the use of chemicals does not significantly impact any sensitive area as defined in Chapter 19.12 SMC. This exception shall not include clearing and grading for expansion of such existing parks and golf courses;(Emphasis added).

Sammamish Municipal Code 16.15.050 Clearing and grading permit required – Exceptions.

No person shall do any clearing or grading without first having obtained a clearing and grading permit from the director except for the following:

(1) An on-site excavation or fill for basements and footings of a building, retaining wall, parking lot, or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation nor exempt any excavation having an unsupported height greater than five feet after the completion of such structure;

Planning Commission

January 31, 2012

Page - 7

- (2) Maintenance of existing driveways or private access roads within their existing road prisms; provided, that the performance and restoration requirements of this chapter are met and best management practices are utilized to protect water quality;
- (3) Any grading within a publicly owned road right-of-way, provided this does not include clearing or grading that expands further into a critical area or buffer;
- (4) Clearing or grading by a public agency for the following routine maintenance activities:
 - (a) Roadside ditch cleaning, provided the ditch does not contain salmonids;
 - (b) Pavement maintenance;
 - (c) Normal grading of gravel shoulders;
 - (d) Maintenance of culverts;
 - (e) Maintenance of flood control or other approved surface water management facilities;
 - (f) Routine clearing within road right-of-way;
- (5) Cemetery graves; provided, that this exception does not apply except for routine maintenance if the clearing or grading is within a critical area as regulated in Chapter 21A.50 SMC;
- (6) Minor stream restoration projects for fish habitat enhancement by a public agency, utility, or tribe as set out in Chapter 21A.50 SMC;
- (7) Any clearing or grading that has been approved by the director as part of a commercial site development permit and for which a financial guarantee has been posted;
- (8) The following activities are exempt from the clearing requirements of this chapter and no permit shall be required:
 - (a) Normal and routine maintenance of existing lawns and landscaping, including up to 50 cubic yards of top soil, mulch, or bark materials added to existing landscaped areas subject to the limitations in critical areas and their buffers as set out in Chapter 21A.50 SMC;
 - (b) Emergency tree removal to prevent imminent danger or hazard to persons or property;
 - (c) Normal and routine horticultural activities associated with commercial orchards, nurseries, or Christmas tree farms subject to the limitations on the use of pesticides in critical areas as set out in Chapter 21A.50 SMC. This does not include clearing or grading in order to develop or expand such activities;
 - (d) *Normal and routine maintenance of existing public park properties and private and public golf courses. This does not include clearing or grading in order to develop or expand such activities in critical areas;* (Emphasis added).

20.50.310 Exemptions from permit.

A. **Complete Exemptions.** The following activities are exempt from the provisions of this subchapter and do not require a permit:

1. Emergency situation on private property involving danger to life or property or substantial fire hazards.

a. **Statement of Purpose.** Retention of significant trees and vegetation is necessary in order to utilize natural systems to control surface water runoff, reduce erosion and associated water quality impacts, reduce the risk of floods and landslides, maintain fish and wildlife habitat and preserve the City's natural, wooded character. Nevertheless, when certain trees become unstable or damaged, they may constitute a hazard requiring cutting in whole or part. Therefore, it is the purpose of this section to provide a reasonable and effective mechanism to minimize the risk to human health and property while preventing needless loss of healthy, significant trees and vegetation, especially in critical areas and their buffers.

b. For purposes of this section, "Director" means the Director of the Department of Planning and Development Services and his or her designee.

c. In addition to other exemptions of Subchapter 5 of the Development Code, SMC [20.50.290](#) through [20.50.370](#), a permit exemption request for the cutting of any tree that is an active and imminent hazard (i.e., an immediate threat to public health and safety) shall be granted if it is evaluated and authorized by the Director under the procedures and criteria set forth in this section.

d. For trees that pose an active and imminent hazard to life or property, such as tree limbs or trunks that are demonstrably cracked, leaning toward overhead utility lines, or are uprooted by flooding, heavy winds or storm events, the Director may verbally authorize immediate abatement by any means necessary.

e. For hazardous circumstances that are not active and imminent, such as suspected tree rot or diseased trees or less obvious structural wind damage to limbs or trunks, a permit exemption request form must be submitted by the property owner together with a risk assessment form. Both the permit exemption request form and risk assessment form shall be provided by the Director.

f. The permit exemption request form shall include a grant of permission for the Director and/or his qualified professionals to enter the subject property to evaluate the circumstances. Attached to the permit exemption request form shall be a risk assessment form that documents the hazard and which must be signed by a certified arborist or professional forester.

g. No permit exemption request shall be approved until the Director reviews the submitted forms and conducts a site visit. The Director may direct that a peer review of the request be performed at the applicant's cost, and may require that the subject tree(s) vegetation be cordoned off with yellow warning tape during the review of the request for exemption.

h. Approval to cut or clear trees may only be given upon recommendation of the City- approved arborist that the condition constitutes an actual threat to life or property in homes, private yards, buildings, public or private streets and driveways, sidewalks, improved utility corridors, or access for emergency vehicles and any trail as proposed by the property owner and approved by the Director for purposes of this section.

i. The Director shall authorize only such alteration to existing trees and vegetation as may be necessary to eliminate the hazard and shall condition authorization on means and methods of removal necessary to minimize environmental impacts, including replacement of any significant trees. The arborist shall include an assessment of whether a portion of the tree suitable for a snag for wildlife habitat may safely be retained. All work shall be done utilizing hand-held implements only, unless the property owner requests and the Director approves otherwise in writing. The Director may require that all or a portion of cut materials be left on-site.

2. Removal of trees and/or ground cover by the City and/or utility provider in situations involving immediate danger to life or property, substantial fire hazards, or interruption of services provided by a utility. The City retains the right to dispute the emergency and require that the party obtain a clearing permit and/or require that replacement trees be replanted as mitigation.

3. Installation and regular maintenance of public utilities, under direction of the Director, except substation construction and installation or construction of utilities in parks or environmentally sensitive areas.

4. Cemetery graves involving less than 50 cubic yards of excavation, and related fill per each cemetery plot.

5. Removal of trees from property zoned MUZ and I, CB and NCBD, and NB and O, unless within a critical area or critical area buffer.

6. Normal and routine maintenance of sand traps and fairways provided that the use of chemicals does not impact any critical areas or buffers. This exception shall not include tree cutting, clearing and grading for expansion of such golf courses, nor does it include any areas within a critical area or buffer.

7 6. Within City-owned property, removal of noxious weeds or invasive vegetation as identified by the King County Noxious Weed Control Board in a wetland buffer, stream buffer or the area within a three-foot radius of a tree on a steep slope is allowed when:

- a. Undertaken with hand labor, including hand-held mechanical tools, unless the King County Noxious Weed Control Board otherwise prescribes the use of riding mowers, light mechanical cultivating equipment, herbicides or biological control methods; and
- b. Performed in accordance with SMC [20.80.085](#), Pesticides, herbicides and fertilizers on City-owned property, and King County Best Management Practices for Noxious Weed and Invasive Vegetation; and
- c. The cleared area is revegetated with native vegetation and stabilized against erosion in accordance with the Department of Ecology 2005 Stormwater Management Manual for Western Washington; and
- d. All work is performed above the ordinary high water mark and above the top of a stream bank; and
- e. No more than a 3,000 square feet of soil may be exposed at any one time.

B. Partial Exemptions. With the exception of the general requirements listed in SMC [20.50.300](#), the following are exempt from the provisions of this subchapter, provided the development activity does not occur in a critical area or critical area buffer. For those exemptions that refer to size or number, the thresholds are cumulative during a 36-month period for any given parcel:

1. The removal of up to six significant trees (see Chapter [20.20](#) SMC, Definitions) and associated removal of understory vegetation from any property.
2. Landscape maintenance and alterations on any property that involves the clearing of less than 3,000 square feet, or less than 1,500 square feet if located

in a special drainage area, provided the tree removal threshold listed above is not exceeded. (Ord. 581 § 1 (Exh. 1), 2010; Ord. 560 § 4 (Exh. A), 2009; Ord. 531 § 1 (Exh. 1), 2009; Ord. 434 § 1, 2006; Ord. 398 § 1, 2006; Ord. 238 Ch. V § 5(C), 2000).

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Light Rail Station Area Planning- Draft Study Area Boundaries
DEPARTMENT: Planning & Community Development
PRESENTED BY: Rachael Markle, AICP, Director
Miranda Redinger, Senior Planner

- | | | |
|--|--|--|
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Study Session | <input type="checkbox"/> Recommendation Only |
| <input checked="" type="checkbox"/> Discussion | <input type="checkbox"/> Update | <input type="checkbox"/> Other |

INTRODUCTION

Sound Transit is currently in the process of planning and design of the Lynnwood Link light rail extension north of Northgate. The light rail line will travel along I-5 and include two stops in Shoreline. Light rail represents a significant change to transit service in Shoreline. Additionally, the station areas provide an opportunity for redevelopment that is transit oriented and transit supportive, helping the City achieve the goals expressed in Vision 2029, the Transportation Master Plan, and the newly adopted Comprehensive Plan.

The City has been extensively engaged in Sound Transit's planning and public outreach processes to determine the alignment and station locations that will be examined in the upcoming environmental documentation. The City has also begun land use planning for the station areas, which will examine the right mix of uses, densities and multi-modal transportation options that will help create transit oriented communities in Shoreline.

In July 2012, Council directed staff to provide regular updates on the progress of light rail planning and station area planning. The first update occurred in September 2012, the second occurred on January 28, 2013. On May 2, 2013, Council and Commission will hold a joint meeting to discuss direction for station area planning. Tonight's meeting is an opportunity to discuss with the full Commission the work of the committee tasked with light rail issues, in preparation for both the joint meeting with Council and the Community Meeting on May 22. The primary focus of discussion will be the criteria and draft boundaries for study areas.

BACKGROUND

In response to the planned light rail extension, the City has begun station area planning for two stations in Shoreline at NE 185th and 145th Streets. This process began with the adoption of Framework Policies by Council in May 2012; these were incorporated into the Comprehensive Plan as policies LU20-LU43. Building off those policies, staff has developed a draft work plan for this effort, with an emphasis on robust public outreach, an evaluation of land uses for the station areas, and the need for strong multi-modal connections to the stations. This will culminate in subarea plans for each station area.

Approved By: _____ Project Manager  Planning Director _____

Staff is in the process of contracting a consultant to assist in this effort for the 185th station.

Over the past two years, Sound Transit has narrowed the mode and alignment alternatives for the Lynnwood Link light rail extension to an alignment along the east side of I-5 through Shoreline, with light rail as the identified transit mode. Sound Transit is now in the process of developing the Draft Environmental Impact Statement (DEIS) for this project. The DEIS will evaluate several alignment options along I-5 and station locations, including potential stations at NE 145th, 155th, and 185th Streets. Anticipated release date for the DEIS is June 2013. The Sound Transit Board will likely decide on a Preferred Alternative around October 2013, which will determine the probable location of Shoreline's second station (145th or 155th).

STUDY AREA BOUNDARIES

The Comprehensive Plan that was adopted in December 2012 contains two circles that delineate half-mile radii from potential station locations at NE 185th and 145th Streets. This initial study area boundary was a purposefully vague placeholder until staff had an opportunity to explain the difference between study areas, Comprehensive Plan designations, and zoning designations in a public forum, lest people assume important decisions had been made without their input. However, the Council directed that these boundaries be more clearly defined as soon as possible. Towards this end, the Planning Commission light rail committee has been meeting with staff monthly to establish criteria that would be used to determine draft study area boundaries to be presented at the first community meeting:

- Existing conditions- density, arterials, and community features (Attachments A, C, E, and G);
- Walk and bike travelsheds (Attachments B & F);
- Topography (Attachments D & H);
- Comprehensive Plan policy direction (Attachment I);
- Jurisdictional- to clarify that we won't be drawing lines on the Seattle side; and
- Homeowner preference- this consideration does not apply to individual homeowners, but if a block of neighbors on the edge of the boundary feel strongly about being in or out, this preference may influence decision-making.

In applying these criteria to draft boundaries, the committee recommended using two sets of boundary lines to be clear about what will be studied in each. A ***mobility study area*** encompasses a broader region and is drawn on existing rights-of-way. The intent of this study area will be to examine routes that potential transit users will likely use when traveling to and from the station, and may lead to recommendations regarding traffic calming, alternate modes of travel, or creating connections in neighborhoods without direct access. A ***land use study area*** represents a smaller geographic region that is more likely to undergo transition and zoning change. This may lead to recommendations regarding appropriate uses, design and transition standards, and redevelopment scenarios. These lines are generally drawn along the backside of parcels fronting an arterial. The committee will present maps displaying these draft boundaries at the April 18 meeting.

NEXT STEPS

May 2- Joint Planning Commission and City Council Meeting- Topics of discussion will include:

- Criteria and study area boundaries
- Citizen advisory function- Council-appointed committee or existing citizen committees (185SCC, Futurewise stakeholder group, etc.)?
- Consultant team and detailed 3-year timeline
- General direction and expectations
- Prepare for Community Meeting

May 22- Community Meeting- Agenda items will include:

- Introductions and roles- City and Sound Transit staff, consultant team, Commission light rail committee, citizen groups
- Background and Timeline- staff
- Public Participation Process- staff and consultant
- Draft Environmental Impact Statement- Sound Transit
- Study Area Boundaries- Commission committee

June- Release of Sound Transit DEIS

Senior Services holds public meeting for non-English speakers

July- Sound Transit holds public meeting/hearing on DEIS

Futurewise engages in doorbelling public awareness campaign and holds visioning meeting

RECOMMENDATION

Staff recommends that Commission review criteria and draft boundaries for station study areas and either suggest changes or affirm the committee’s work to be presented at the joint meeting with Council on May 2. If there are topics the Commission wishes to include in that agenda, other than those mentioned above, please let staff know.

ATTACHMENTS

Maps used for criteria in establishing study area boundaries

Attachment A: Existing zoning- 185th Station

Attachment B: Walk and Bike Travelsheds- 185th Station

Attachment C: Community Features- 185th Station

Attachment D: Topography- 185th Station

Attachment E: Existing zoning- 145th Station

Attachment F: Walk and Bike Travelsheds- 145th Station

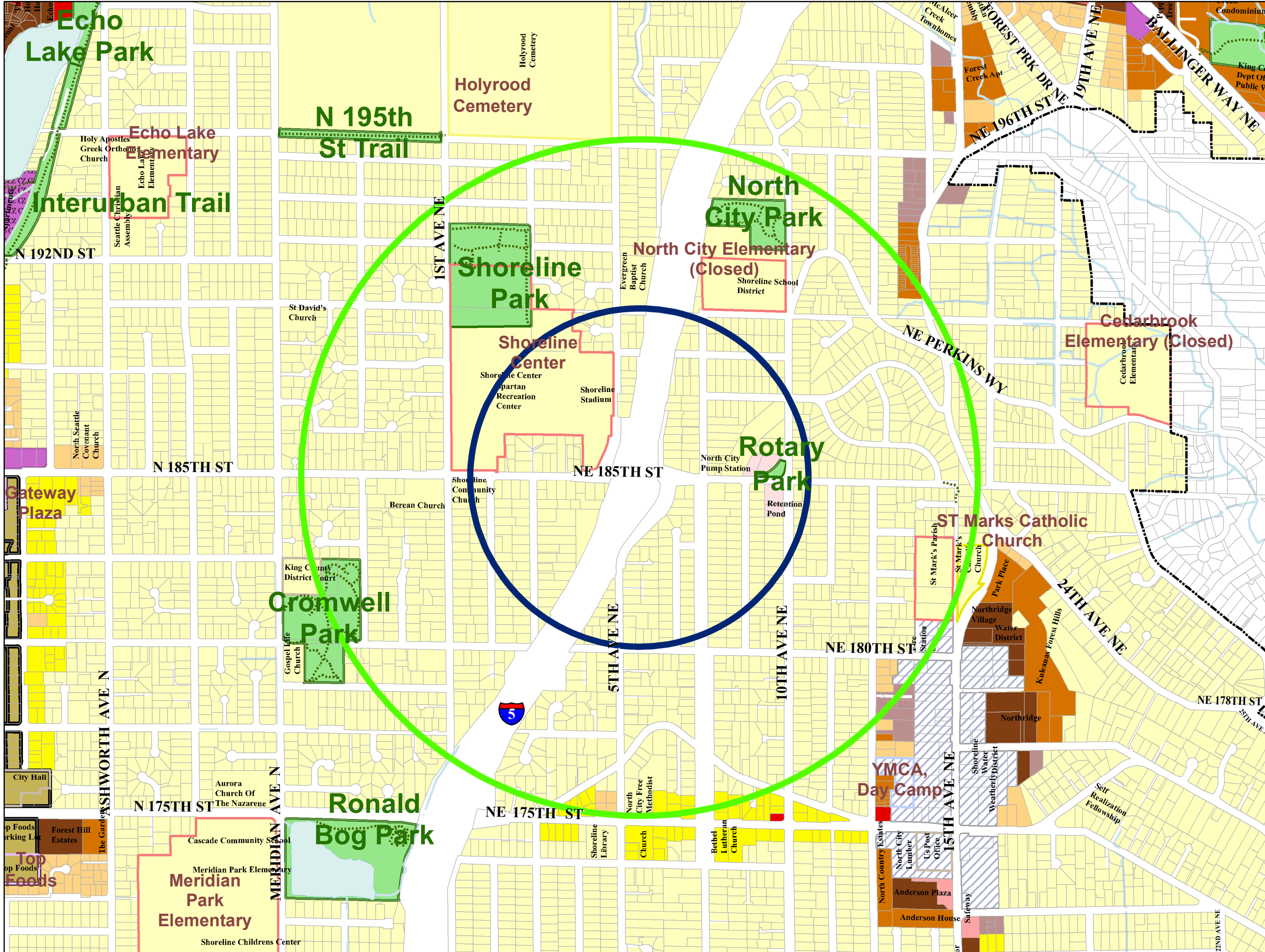
Attachment G: Community Features- 145th Station

Attachment H: Topography- 145th Station

Attachment I: LU20-43- Light Rail Station Area Comprehensive Plan policies

Note: Committee will present map delineating draft study area boundaries at meeting

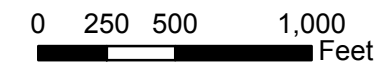
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Zoning
NE 185th St
Rail Station

Proximity to Proposed Station

- 1/4 Mile
- 1/2 Mile
- City Park
- TC-1 to TC-4; Town Center
- R-48; Residential, 48 units/acre
- R-24; Residential, 24 units/acre
- R-18; Residential, 18 units/acre
- R-12; Residential, 12 units/acre
- R-8; Residential, 8 units/acre
- R-6; Residential, 6 units/acre
- R-4; Residential, 4 units/acre
- I; Industrial
- MUZ; Mixed Use Zone
- MUCZ; Mixed Use Contract Zone
- PA 2; Planned Area 2
- PA 3; Planned Area 3
- C; Campus
- NCBD; North City Business District
- O; Office
- CB; Community Business
- NB; Neighborhood Business
- CZ; Contract Zone





Walk and Bike Travelsheds Proposed NE 185th St Station

Nonmotorized Travelshed

Name



Walk



Bike

Proposed Station



1/4 Mile



1/2 Mile

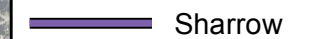
Bike Plan, 2011



Separated Path



Bike Lane



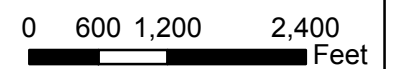
Sharrow



Signed Route



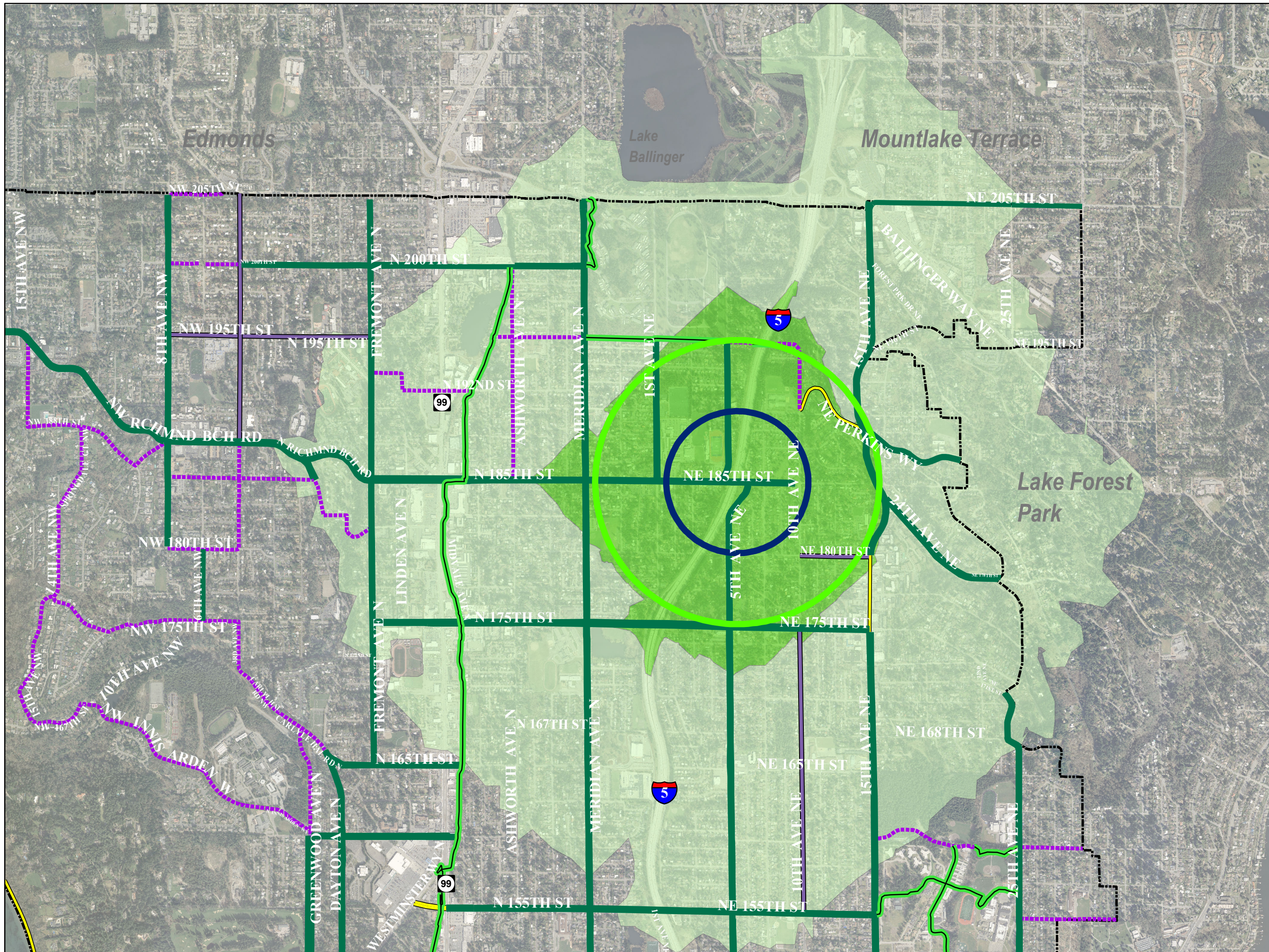
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Date: 3/5/2013

Name: StationMap_Slides_106_v1





Community Features NE 185th St Rail Station

Proximity to Proposed Station



1/4 Mile



1/2 Mile



Sidewalk



Trail



Tax Parcel



Open Water



Stream

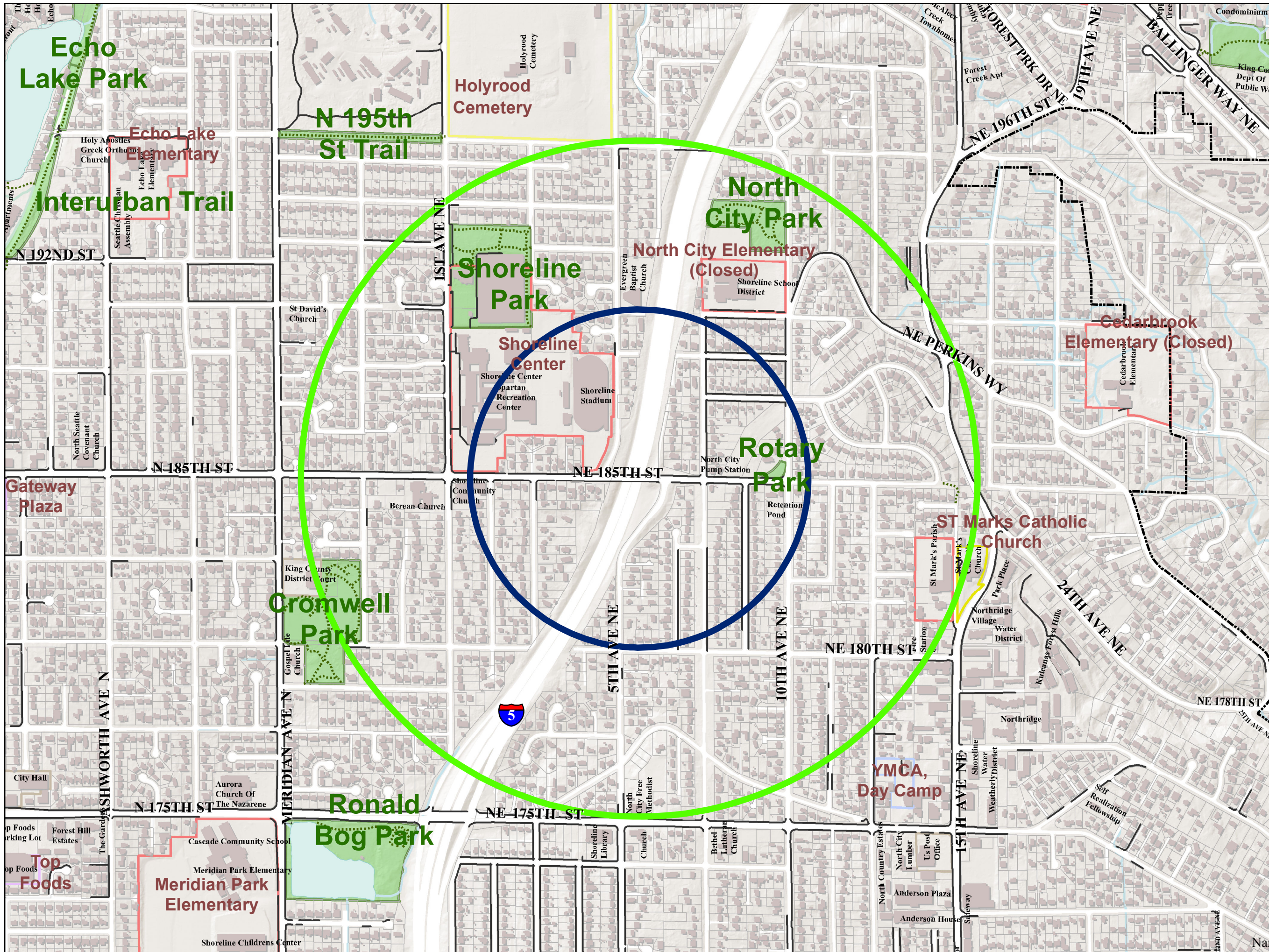


City Park



User: jclark

Date: 3/5/2013





Topography NE 185th St Rail Station

Proximity to
Proposed Station

 1/4 Mile

 1/2 Mile

 Sidewalk

 Trail

 Open Water

 Stream

Topography

 10'

 Tax Parcel

 City Park

0 250 500 1,000
Feet

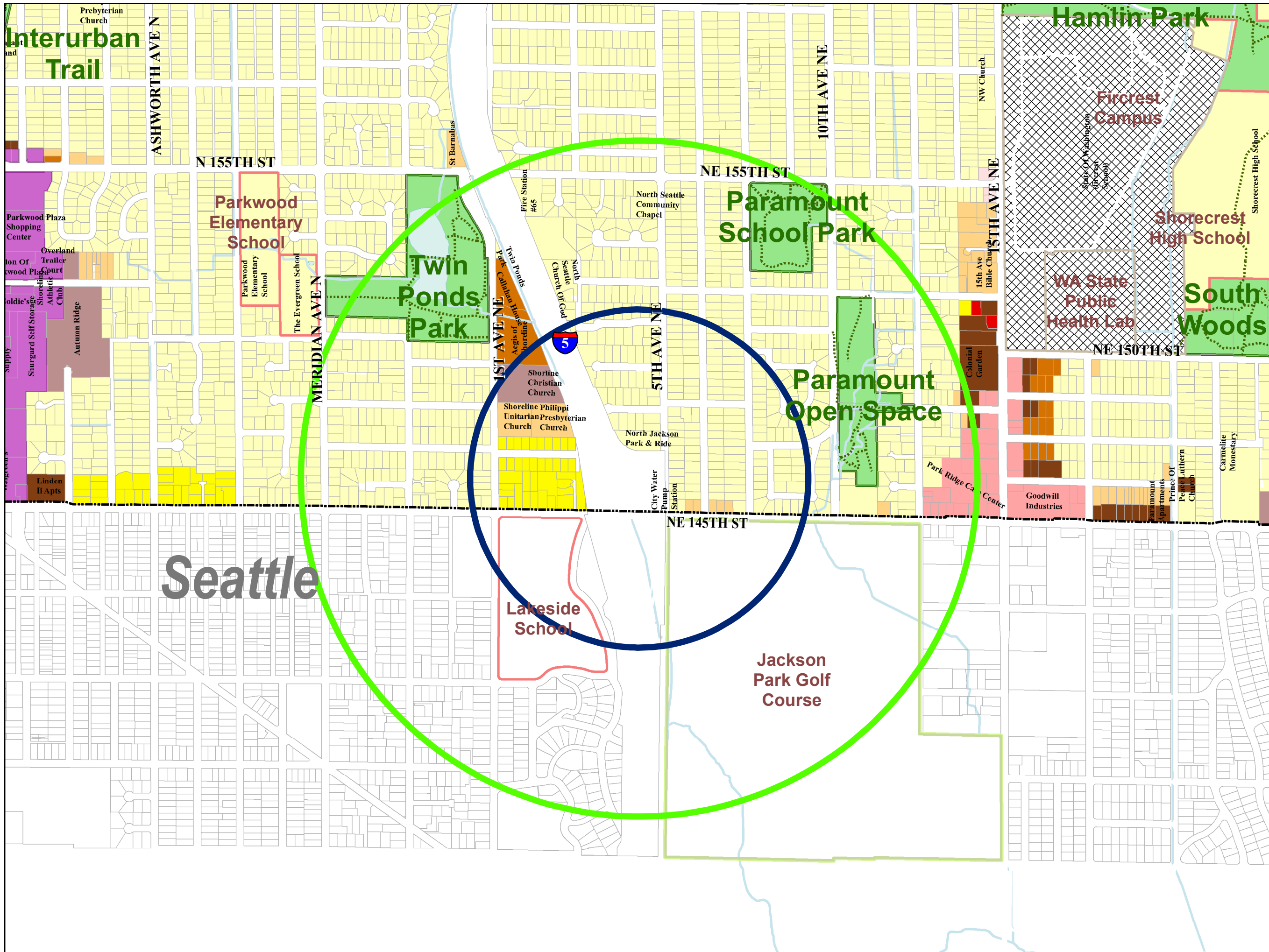


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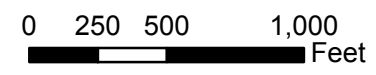
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Name: StationMapsNE185th





- Zoning**
NE 145th St Rail Station
- Proximity to Proposed Station**
- 1/4 Mile
 - 1/2 Mile
 - City Park
 - TC-1 to TC-4; Town Center
 - R-48; Residential, 48 units/acre
 - R-24; Residential, 24 units/acre
 - R-18; Residential, 18 units/acre
 - R-12; Residential, 12 units/acre
 - R-8; Residential, 8 units/acre
 - R-6; Residential, 6 units/acre
 - R-4; Residential, 4 units/acre
 - I; Industrial
 - MUZ; Mixed Use Zone
 - MUCZ; Mixed Use Contract Zone
 - PA 2; Planned Area 2
 - PA 3; Planned Area 3
 - C; Campus
 - NCBD; North City Business District
 - O; Office
 - CB; Community Business
 - NB; Neighborhood Business
 - CZ; Contract Zone





Walk and Bike Travelsheds Proposed NE 145th St Station

Nonmotorized Travelsheds

Name



Walk



Bike

Proposed Station



1/4 Mile



1/2 Mile

Bike Plan, 2011



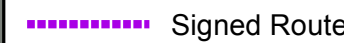
Separated Path



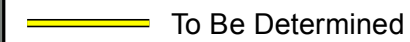
Bike Lane



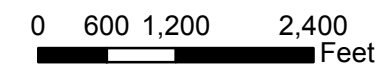
Sharrow



Signed Route



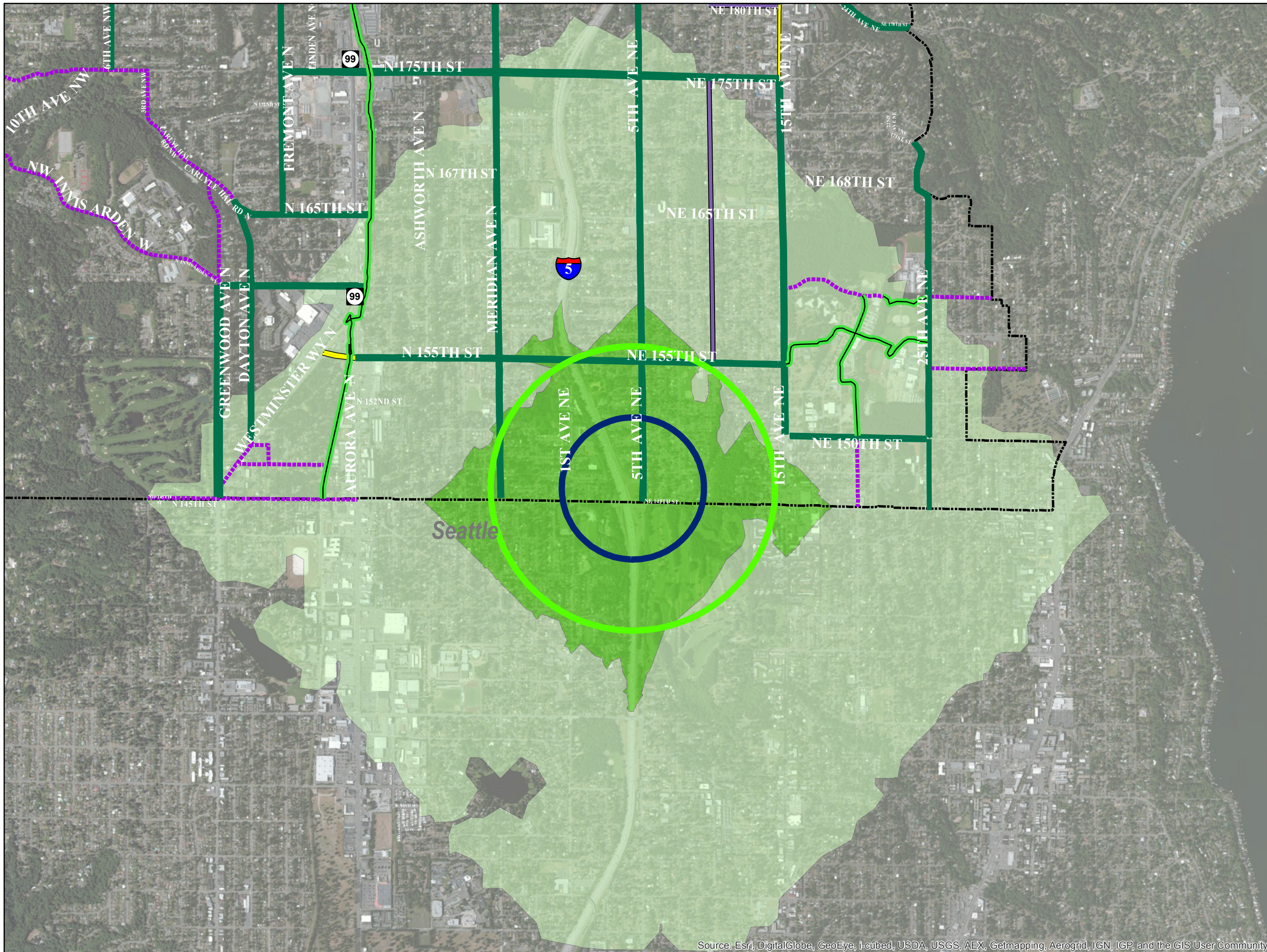
To Be Determined



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Date: 3/5/2013









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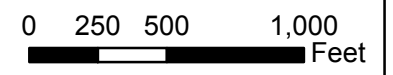




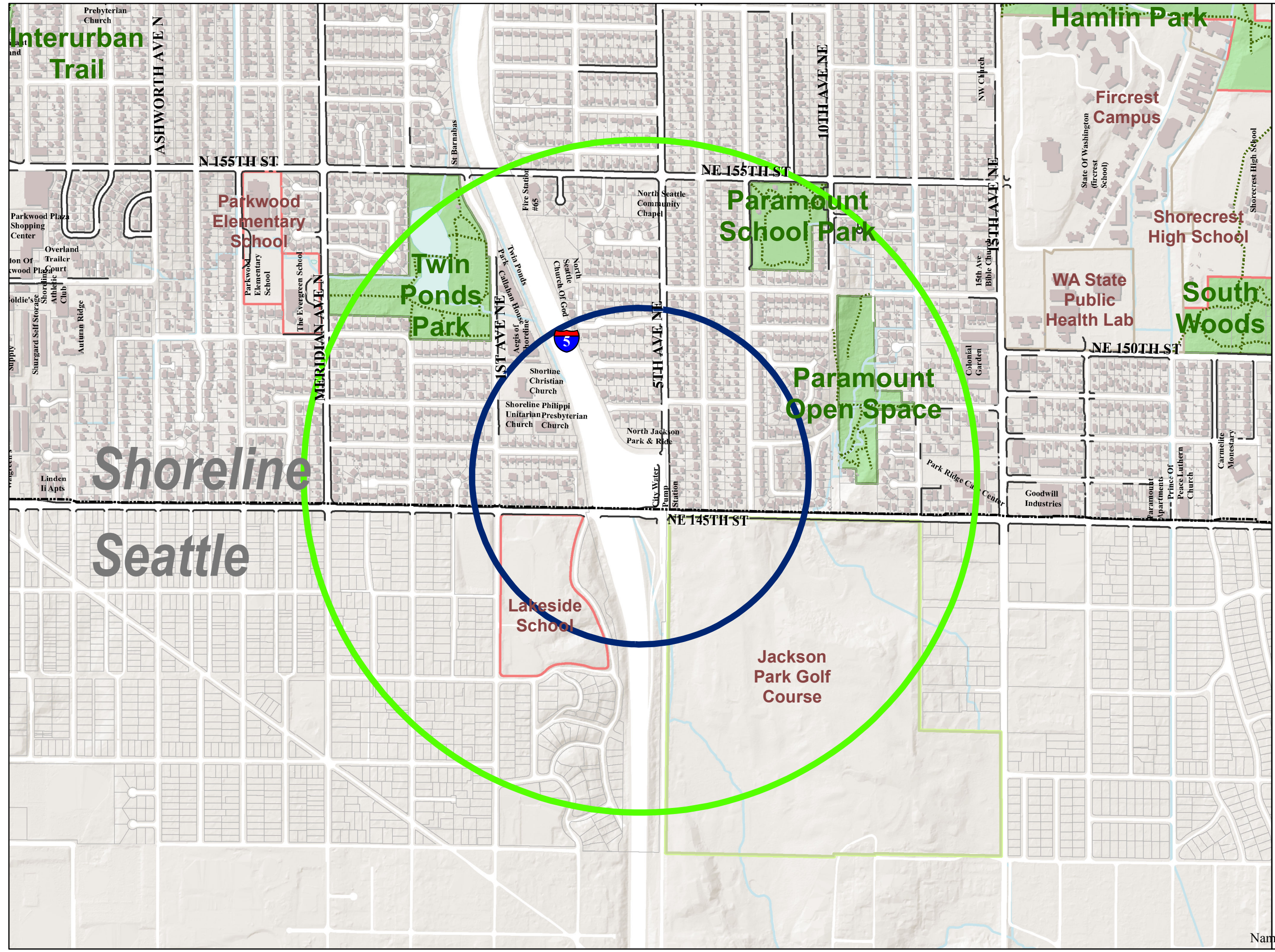
Community Features NE 145th St Rail Station

Proximity to Proposed Station

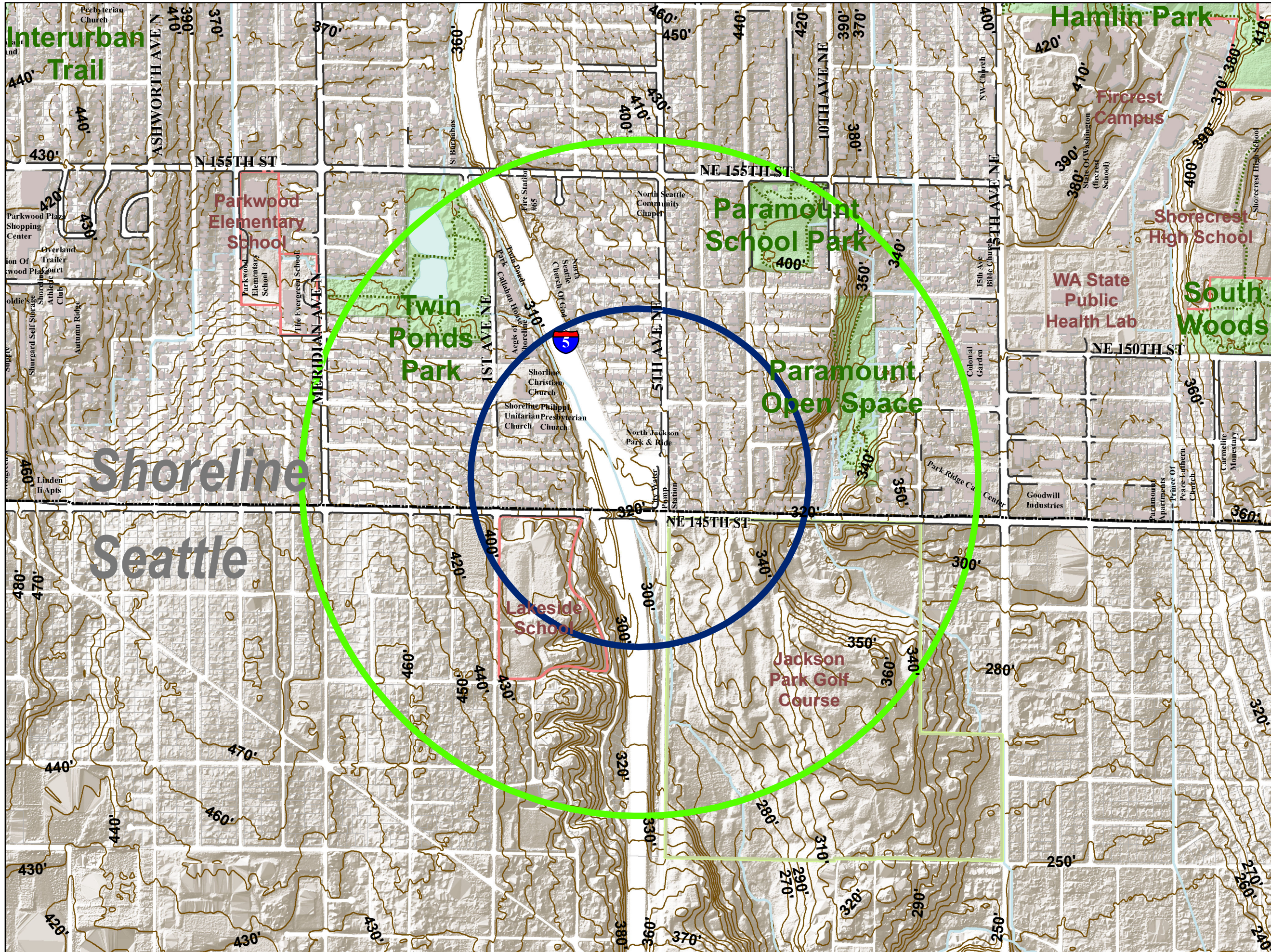
-  1/4 Mile
-  1/2 Mile
-  Sidewalk
-  Trail
-  Tax Parcel
-  Open Water
-  Stream
-  City Park



User: jclark
Date: 3/5/2013



Shoreline Seattle



Topography NE 145th St Rail Station

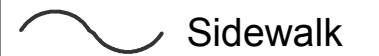
Proximity to
Proposed Station



1/4 Mile



1/2 Mile



Sidewalk



Trail



Open Water



Stream

Topography



10'



Tax Parcel



City Park



User: jclark

Date: 3/19/2013

Name: StationMapsShoreline145.v12

Element 1

LAND USE**Goals and Policies****Light Rail Station Areas**

- LU20:** Collaborate with regional transit providers to design transit stations and facilities that further the City's vision by employing superior design techniques, such as use of sustainable materials; inclusion of public amenities, open space, and art; and substantial landscaping and retention of significant trees.
- LU21:** Work with Metro Transit, Sound Transit, and Community Transit to develop a transit service plan for the light rail stations. The plan should focus on connecting residents from all neighborhoods in Shoreline to the stations in a reliable, convenient, and efficient manner.
- LU22:** Encourage regional transit providers to work closely with affected neighborhoods in the design of any light rail transit facilities.
- LU23:** Work with neighborhood groups, business owners, regional transit providers, public entities, and other stakeholders to identify and fund additional improvements that can be efficiently constructed in conjunction with light rail and other transit facilities.
- LU24:** Maintain and enhance the safety of Shoreline's streets when incorporating light rail, through the use of street design features, materials, street signage, and lane markings that provide clear, unambiguous direction to drivers, pedestrians, and bicyclists.
- LU25:** Evaluate property within a ½ mile radius of a light rail station for multi-family residential choices (R-18 or greater) that support light rail transit service, non-residential uses, non-motorized transportation improvements, and traffic and parking mitigation.
- LU26:** Evaluate property within a ¼ mile radius of a light rail station for multi-family residential housing choices (R-48 or greater) that support light rail transit service, non-residential uses, non-motorized transportation improvements, and traffic and parking mitigation.
- LU27:** Evaluate property along transportation corridors that connects light rail stations and other commercial nodes in the city, including Town Center, North City, Fircrest, and Ridgecrest for multi-family, mixed-use, and non-residential uses.
- LU28:** Implement a robust community involvement process that develops tools and plans to create vibrant, livable, and sustainable light rail station areas.
- LU29:** Create and apply innovative methods and tools to address land use transitions in order to manage impacts on residents and businesses in a way that respects individual property rights. Develop mechanisms to provide timely information so residents can plan for and respond to changes.
- LU30:** Encourage and solicit the input of stakeholders, including residents; property and business owners; non-motorized transportation advocates; environmental preservation organizations; and transit, affordable housing, and public health agencies.
- LU31:** Create a strategy in partnership with the adjoining neighborhoods for phasing redevelopment of current land uses to those suited for *Transit-Oriented Communities (TOCs)*, taking into account when the city's development needs and market demands are ready for change.



LAND USE Goals and Policies

- LU32:** Allow and encourage uses in station areas that will foster the creation of communities that are socially, environmentally, and economically sustainable.
- LU33:** Regulate design of station areas to serve the greatest number of people traveling to and from Shoreline. Combine appropriate residential densities with a mix of commercial and office uses, and multi-modal transportation facilities.
- LU34:** Pursue market studies to determine the feasibility of developing any of Shoreline's station areas as destinations (example: regional job, shopping, or entertainment centers).
- LU35:** Identify the market and potential for redevelopment of public properties located in station and study areas.
- LU36:** Encourage development of station areas as inclusive neighborhoods in Shoreline with connections to other transit systems, commercial nodes, and neighborhoods.
- LU37:** Regulate station area design to provide transition from high-density multi-family residential and commercial development to single-family residential development.
- LU38:** Through redevelopment opportunities in station areas, promote restoration of adjacent streams, creeks, and other environmentally sensitive areas; improve public access to these areas; and provide public education about the functions and values of adjacent natural areas.
- LU39:** Use the investment in light rail as a foundation for other community enhancements.
- LU40:** Explore and promote a reduced dependence upon automobiles by developing transportation alternatives and determining the appropriate number of parking stalls required for TOCs. These alternatives may include: ride-sharing or vanpooling, car-sharing (i.e. Zipcar), bike-sharing, and walking and bicycle safety programs.
- LU41:** Consider a flexible approach in design of parking facilities that serve light rail stations, which could be converted to other uses if demands for parking are reduced over time.
- LU42:** Transit Oriented Communities should include non-motorized corridors, including undeveloped rights-of-way, which are accessible to the public, and provide shortcuts for bicyclists and pedestrians to destinations and transit. These corridors should be connected with the surrounding bicycle and sidewalk networks.
- LU43:** Employ design techniques and effective technologies that deter crime and protect the safety of transit users and neighbors.

Transit-Oriented Communities (TOCs) are mixed-use residential or commercial areas designed to maximize access to public transport, and often incorporate features to encourage transit ridership. A TOC typically has a center with a transit station, surrounded by relatively high-density development, with progressively lower-density development spreading outward from the center. TOCs generally are located within a radius of 1/4 to 1/2 mile from a transit stop, as this is considered to be an appropriate scale for pedestrians.

